

The Ames Real Estate Group

The Ames Group is client-focused, responsive and driven to “go above and beyond” our clients’ expectations, thereby maximizing our client’s repeat and referral business. Quality and professionalism is our signature, and we take pride in everything we do. We are committed to always listening to our clients and striving to implement processes and procedures that offer our clients the greatest reliability and quality of experience.

We are not just another real estate team driven by units. We are a caring group of individuals who truly understand the stresses facing our clients during this emotional business transaction. We will go to whatever lengths needed to make our clients experience delightful. While we cannot guarantee a smooth ride 100% of the time, our job is to make this transition to the next phase of our clients life as stress-free as possible.

We understand our continued success depends on quality representation and service. Thank you for choosing The Ames Group!

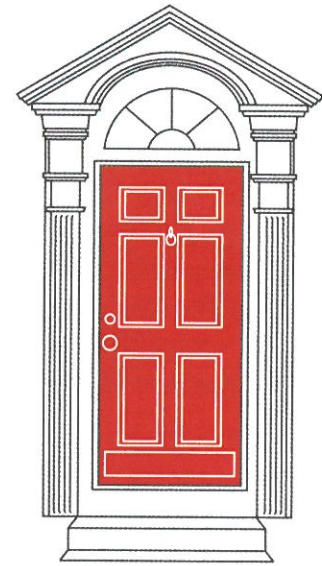


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316-807-4946



Top 12 Things

To Do Before Your Home Goes
on the Market!

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The Ames Real Estate Group is Proudly
Associated with



Ready!



1) Wash the windows – pay special attention to those windows where the sun streams in. Consider hiring a professional window washer – sparkling windows make a huge difference in the way a home shows!

2) Change the light bulbs – even though spiral light bulbs are economical, they don't always put out the most flattering light. Invest in "soft white" lightbulbs and pack your spiral bulbs for your new place.

3) Wash light fixtures – they should sparkle. And don't forget the light bulbs in the fixtures. Are they covered in dust? If so, replace them. And don't forget about the light bulbs in your exterior fixtures – they should be clean and working.

4) Everything must come off of all refrigerators – no magnets, etc. You want your home to look like a model home – clean and uncluttered goes a long way.



Set!



5) Rake leaves, sidewalks, porches, and flowerbeds. Make sure the driveway is swept. Park in the street and walk up to your home like a buyer would. With the wind we have in Wichita, you need to check the front area often. Notice everything – because the buyers will. Consider purchasing some solar landscaping light fixtures to add some interest. They are relatively inexpensive and can be purchased at Lowes, Minard's or Home Depot.

6) Please: no plug-ins or artificial scents, and no candles. We all love them, but some buyers are allergic (you don't want a buyer to get a headache while in the property). And everyone has different tastes in fragrances – that spiced apple fragrance you love may smell sickly sweet to someone else. Additionally, some folks may think you are trying to hide something if you are burning candles or use plug-in scent.

7) All floorboards and woodwork should be freshly scrubbed. Consider hiring a housekeeping crew to do a "deep cleaning." (We have some names of good housekeepers, so don't hesitate to give us a call!)

8) All decor and sconces, candlesticks, etc., need to be sparkling (fingerprint and dust free).

Go!



9) The front door lock should be oiled and easy to use, the doorbell functioning and nice-looking, and the front door itself should be freshly oiled or painted. Do a test with your key to make sure the key is easy to use and the door opens easily.

10) Swiffer around ceilings to clear any cobwebs. You probably don't look "up" very often – but buyers will.

11) All stainless steel appliances should be polished and fingerprint free.

12) Pets – we sure do love our pets! They are family members. However, just as you wouldn't leave your toddler in the home when showing, your pet shouldn't be left, either. No matter how much you love your pal – not everyone feels the same way you do. Some people are just plain scared of animals, no matter how loving they are to you. Some people are allergic. And even if your pal is crated, sometimes they bark/howl/cry when others are in the home. We want the buyers focused on the home – not the pet. Consider asking a neighbor or friend to take them away during a showing. We can also refer you to a dog walking service or a doggie daycare if needed.