

AUSTIN SELLER QUICK GUIDE

BEFORE YOU SPEND A DOLLAR

What to improve, what to skip, and what to discuss before listing your home.

THE PROMISE

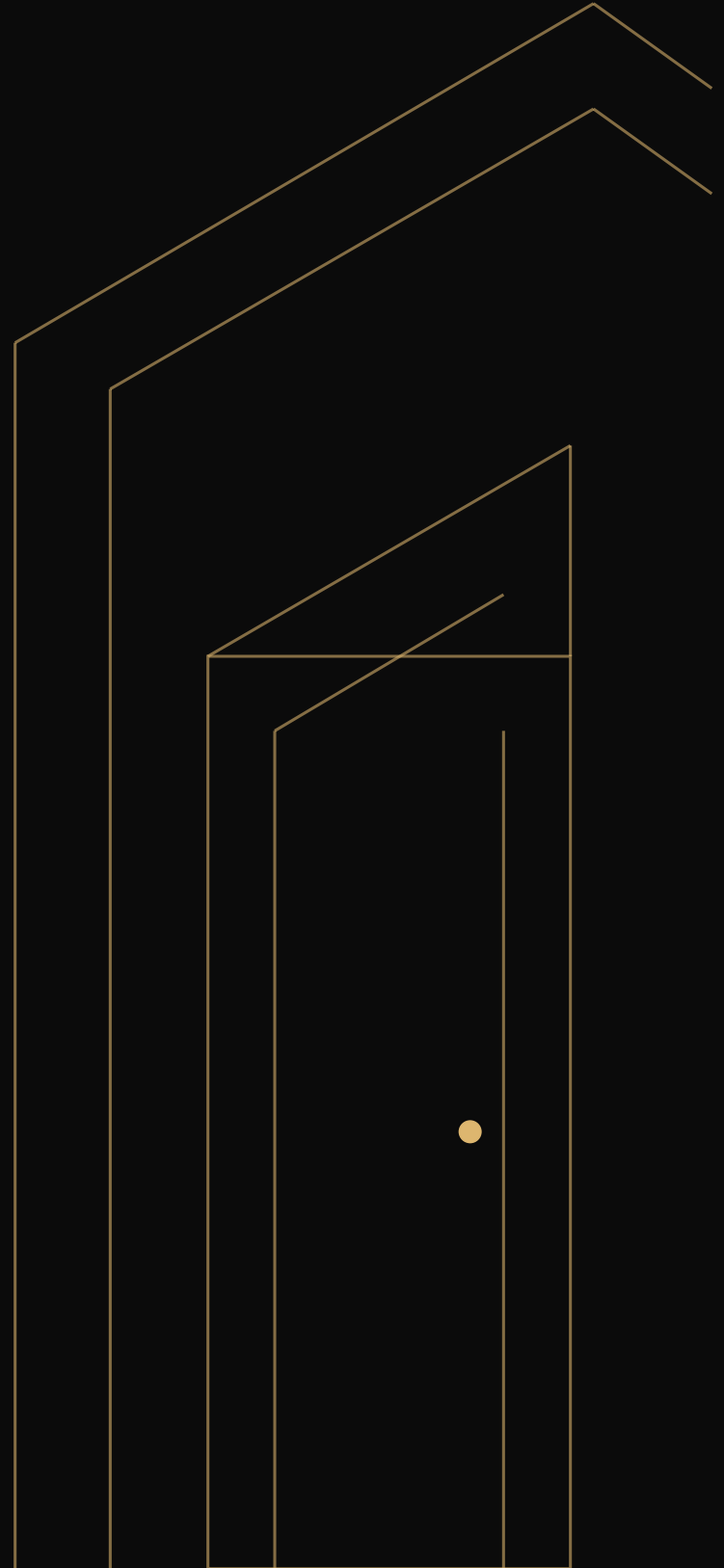
A concise decision guide for preparing thoughtfully before you commit time or money.

PREPARED BY

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Brokered by LPT Realty, LLC



A better sale starts with the right questions.

Start with clarity, not a shopping list.

The most expensive mistake is improving a home before understanding its likely buyer, competition, timing, and expected price range.

01

See the whole property

Walk the home as a buyer would. Note deferred maintenance, clutter, lighting, odor, and unfinished projects.

02

Resolve visible friction

Address the small repairs and maintenance items that could make buyers question the home's overall condition.

03

Edit and refine

Declutter, simplify furnishings, deep clean, and confirm the photography and showing plan.

04

Prepare for launch

Complete the final reset, secure valuables, gather key documents, and make the property easy to show.

DIANA'S READ

Do not renovate by reflex. The right preparation plan depends on your property, your timeline, and what buyers will compare it against.

Spend. Skip. Ask first.

Use this before committing time or money. It is a starting point, not a substitute for reviewing your home in context.

SPEND

Protect condition

- Deep cleaning
- Deferred maintenance
- Small visible repairs
- Simple presentation fixes

SKIP

Avoid over-improving

- Trend driven renovations
- Highly personal upgrades
- Projects without a clear return
- Work a buyer may replace

ASK FIRST

Get local context

- Interior paint
- New flooring
- Kitchen or bath work
- Major landscaping

THE QUESTION TO ASK

Will this help the home compete,
or simply make it different?

If the answer is not clear, pause before spending. A property specific review can prevent expensive guesswork.

YOUR NEXT MOVE

General advice can only take you so far.

Condition, timing, competition, and price range all change what makes sense for a particular home.

A SELLER PLANNING SESSION INCLUDES

- Your goals and timing
- Preparation priorities
- How pricing is developed
- The complete seller resource booklet
- Clear next steps for your property

SCHEDULE MY SELLER PLANNING SESSION

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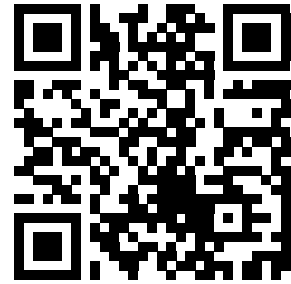
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SCAN TO SCHEDULE

Get a plan for your home

Choose a time for a complimentary
Seller Planning Session with Diana.



GOOGLE CALENDAR

COMPLETE RESOURCE PACKAGE

Your complete seller booklet will be prepared for your planning session, with deeper guidance on pricing, marketing, offers, negotiations, and closing.

ASCEND
GROUP

