



GUIDE TO.....

SELLING YOUR HOUSE IF YOU
HAVE PETS



The essential
guide on
how to sell
your home if
you have pets.





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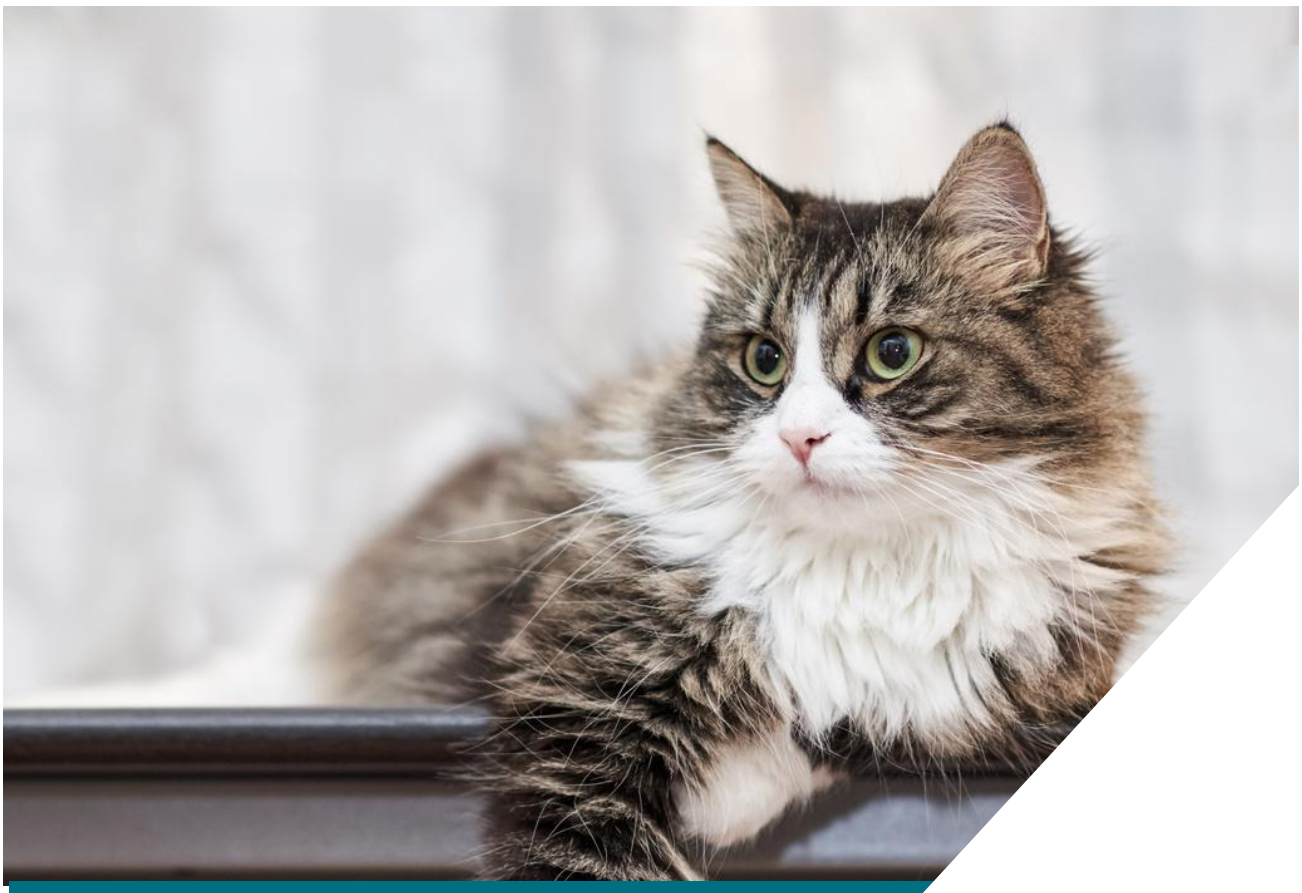
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INTRODUCTION:

Yes, they are our loyal companions. And yes, they do offer us comfort and wellbeing when no one else can. But what if I told you that owning a pet can also severely impact the chances of selling your home?

Not everyone is so keen on our four-legged friends, and when it comes to selling a house, you can't afford to put anyone off with a few missed stray hairs on the carpet, or an unexpected little puddle in the kitchen.

So how can you prevent these telltale signs I hear you ask? Well, read on to learn our top tips for selling a home with pets.





1. FOLLOW YOUR VET'S ADVICE

Regularly inviting potential buyers into the home can be stressful for your pets.

This is especially true for older animals who may not adjust well to constant changes.

With this in mind, it's always a good idea to consult a vet regarding your plans so that they can advise on any precautionary measures you should be taking.





2. GIVE YOUR PET A HOLIDAY

One such measure could be arranging for a friend or family to look after your pets during the sales process.

This now gives you the opportunity to remove all evidence of animals living in your home. Believe it or not, these signs can often bring down the perceived value of the property and could even be the difference between someone offering the asking price or not.

Only do this, however, with someone your pets know and trust. Living temporarily with a new owner and then also having to adapt to your new home won't be doing any favours for your animal's stress levels!





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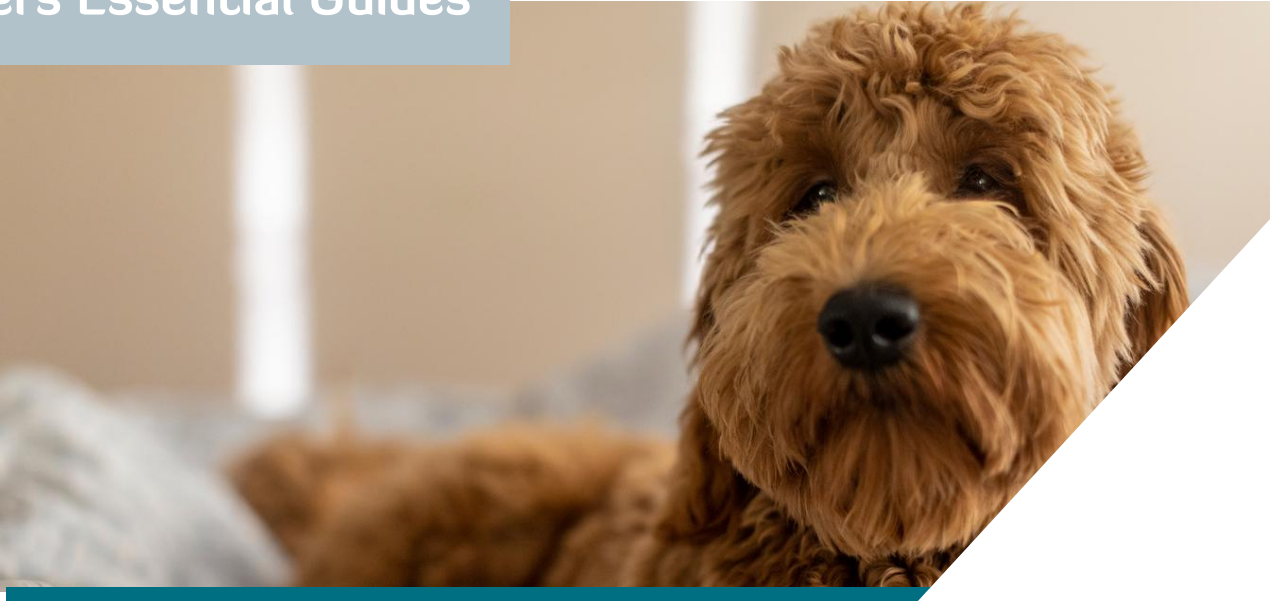


3. ... OR AT LEAST A DAY TRIP!

Can't go without those big sad eyes? Well, at least keep your pets away during the actual viewings. In fact, keep yourself away as well. Viewings work best when you leave the job of selling to the estate agent - trust me, they know what they're doing. Instead, make use of this time away from the home. Take your pet on that long walk in the countryside you've been promising for the last few months. Got a furry feline that won't play ball? When did you last take it to the vet for a checkup? Now is the time to be ticking these chores off the list!

If your pet is not allowed to leave the house for whatever reason, then do make sure you stay at home with them. Cordon off a little space in the house (preferably not the main living area) and make sure to warn the estate agent in advance. Whatever you do, just don't leave the pets at home on their own! Can you imagine the complications this could cause? Even if your pet is friendly and easygoing, the constant intrusion from strangers could be enough to flick a switch, resulting in an attack or injury. Even the best silver-tongued estate agent would struggle to claw that one back for you!





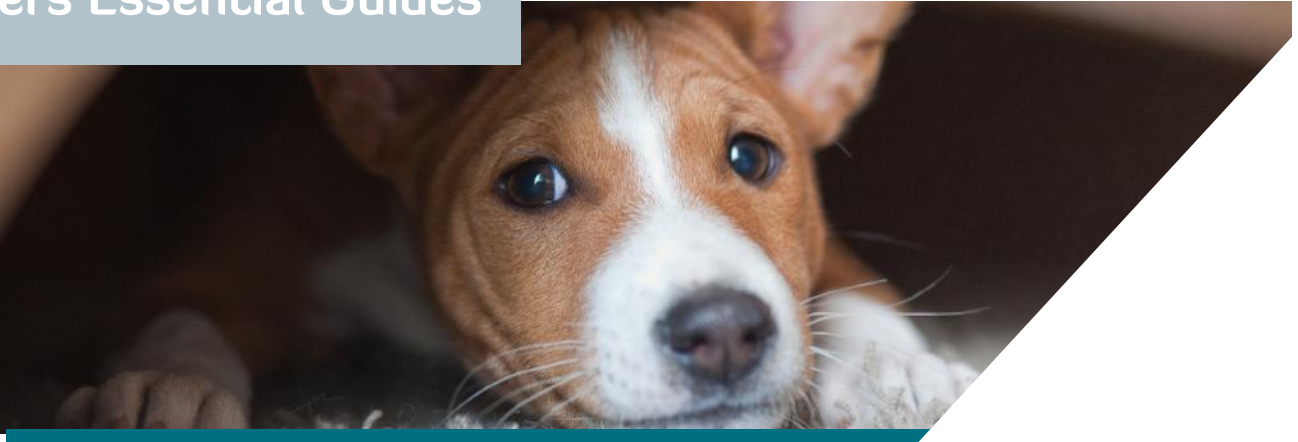
4. PET DAMAGE LIMITATIONS

This may seem like an obvious one, but make sure you've repaired any pet damage around the home before the viewings start.

Dogs and cats are famed for their destructive nature when it comes to homeware (as I'm sure you're already aware). Yes, this may mean an initial, unplanned investment but believe me, any money you spend will be recouped by the value added to your property.

Remember, appearances are everything when it comes to selling a home. The first impression a potential buyer has when walking into a property can often mean the difference between them making an offer or not. If the first thing they see is worn carpets, scratched doors and defecated flower beds, then I'm afraid there's no coming back





5. DESPELL THAT WET DOG SMELL

So, you've replaced any worn bits of carpet (or just cleverly positioned a rug), buffered out any scratches on doors and buried any unwanted mess in the garden. Now's the time to turn your attention to giving your house that all-important fresh scent of spring!

Remember, a bad odour is one of the top things likely to put a buyer off from making an initial offer. This is because an unpleasant smell evokes an emotional response that lingers in a person's mind. Think about it. We all remember those friend's houses from our childhood with that wet dog smell! Not addressing this will mean all your hard work and expense up until now has been for nothing. We'd always recommend having your carpets and flooring professionally cleaned before any viewings to ensure your home is smelling amazing!

Certainly then, selling your home as a pet owner requires a little more thought than usual. And yes it's not always easy to hide all evidence of animals living in the house. However, it's important to remember that this extra effort will be worth the pay off in the end.

When it comes to selling a home first impressions are everything. And buyers will always appreciate any effort you've made to ensure that your home looks and smells as good as it would pet-free.





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The Walters Way!

At Walters, we simply have one goal – to help you sell your home in a straightforward and stress-free way, securing you the best possible price.

Selling a property doesn't need to be complicated and we are confident that we have the best team in place to move your sale forward positively and professionally. We look after you every step of the way, helping you make a move in the right direction.

Our Team manages every detail of the sales process – from the day the property goes on the market, to the day the sale is completed. However, we never forget that property is all about people too, and that you want to feel involved and informed. That's our approach and it's what we believe makes Walters different.



Marketing

“Our aim is to give you an opportunity to have some control in the marketing of your home”.

So, we decided that we didn't want to tell you how we should market your home - you know it better than us: you know which features attracted you to the property, you also know the local residents and what local people want and the mediums they use.

So, we have created a service offering which is, in our opinion, far greater than any other agent. It is also flexible and allows you to add in additional services if you deem them important”.



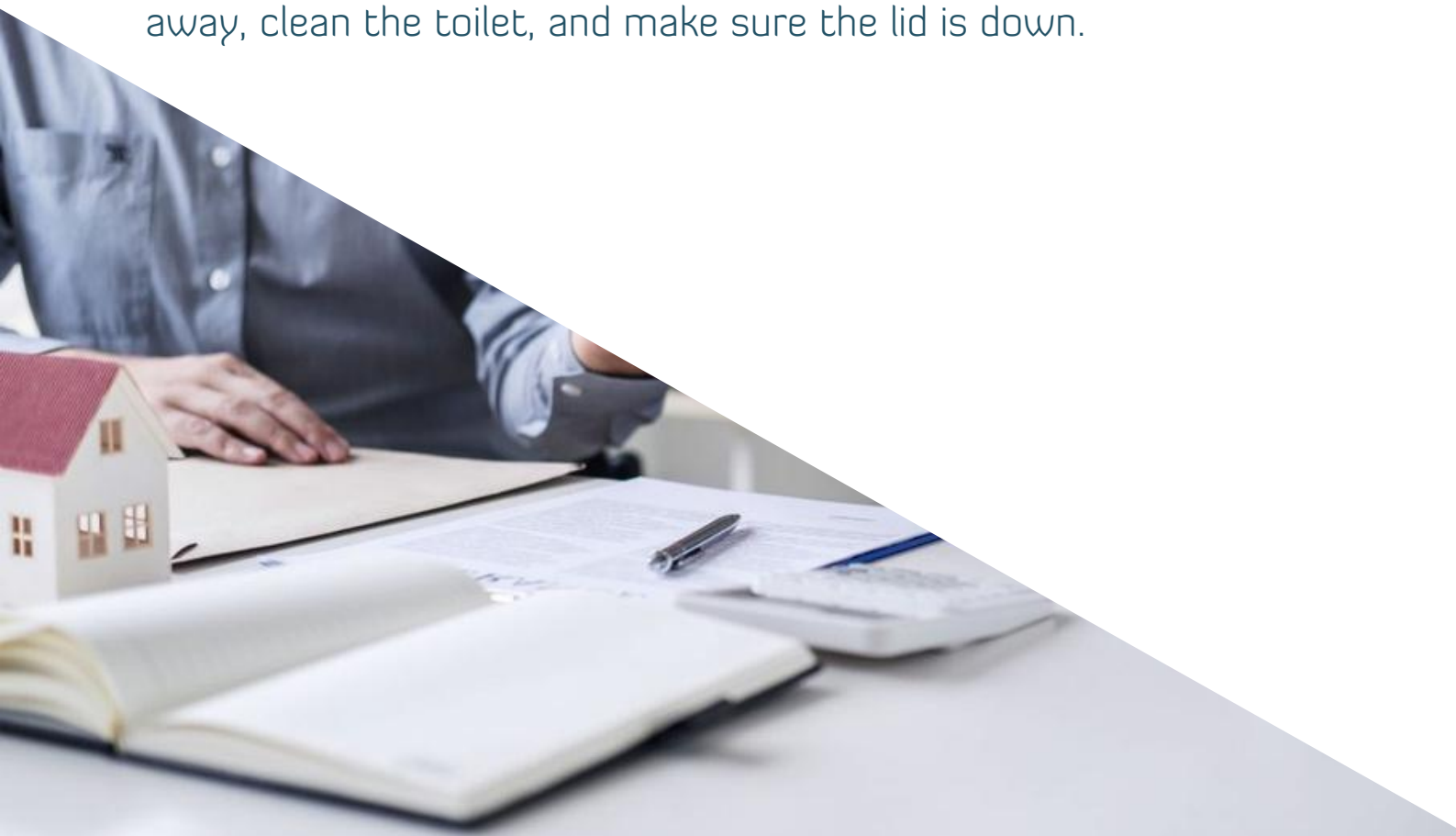
Getting it ready to sell...

First impressions really do count. We have seen a great number of houses in our time, so we have compiled a list of handy tips to make your home stand out from the crowd.

Tidy the front garden, mend the gate, trim the hedges, and weed the flowers beds.

Make those minor repairs - fix that dripping tap, replace mouldy grout, repaint the cracks, replace the doors on cupboards that are broken, turn on the lights, open all the doors, and replace any lightbulbs that aren't working.

Kitchens and bathrooms are key rooms – clearing the surfaces will make them look larger. Do the washing up, put your laundry away, clean the toilet, and make sure the lid is down.





FAMILY

IS A GIFT THAT LASTS FOREVER

GIVE THEM THE HOME THEY DESERVE

Our award-winning Team are with you from the beginning. Our Valuer will visit your property and work with the office team to put a marketing strategy in place. They will then guide you through any interest, negotiate offers and then progress your sale all the way through, from when you accept an offer, to completion day.

As a local high street agent, our team of property professionals are here to help seven days a week, maximising interest and ensure we achieve the best possible outcome.



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End-to-end property experts

The selling journey and milestones.



Notes and Actions

Two months to go...

- ✓ Talk to a van hire or removals company to get initial feedback and quotes.
- ✓ Buy your boxes, packing, and storage supplies.
- ✓ Start sorting out your belongings. Get rid/donate things you don't need.
- ✓ Begin packing non-essential items.
- ✓ Do you need kennels or a cattery for the move? Book it in advance.
- ✓ Think about putting items of excess furniture into storage until you've settled in.

One month to go...

- ✓ If you're moving a long way, get your car serviced and tyres checked well before the trip.
- ✓ Register with local Doctors and Dentists if you are moving to a new area.
- ✓ Inform your local council of your change of address and cancel council tax payments.
- ✓ Inform your phone and internet providers of your change of address.
- ✓ Update the DVLA.
- ✓ Notify your bank of your change of address.
- ✓ Inform Inland Revenue.
- ✓ Update your insurance providers, ensure you have home insurance sorted for the day you move in.
- ✓ Confirm your moving arrangements with moving firms.
- ✓ Start putting items you don't use every day into boxes and label them.
- ✓ Arrange for someone to look after the children and pets If possible.

Could some of those items go into longer term storage to free up more room in your new home?

Two weeks to go...

- ✓ Let people know about your change of address, including friends, online shops, mail order, milk, newspapers, and magazine subscriptions.
- ✓ Clean your house as you pack.
- ✓ Organise your mail to be re-directed for at least three months.



Notes and Actions

One week to go...

- ✓ Confirm with your solicitor and estate agents that the move is going to plan.
- ✓ Notify TV Licensing of your new address.
- ✓ Make sure your packing is nearing completion - double-check the loft & garage.
- ✓ Ask your neighbours to make sure there is room outside your home for the removal van.
- ✓ Empty and defrost / dry out your fridge / freezer.
- ✓ Clear out your kitchen cupboards.
- ✓ Work out the moving route.
- ✓ Remind friends and family you'll need a hand next week.
- ✓ Pack valuables and important documents in a safe place to take in the car with you.

The day before...

- ✓ Charge your mobile phone.
- ✓ Put everything practical you'll need to one side in a clearly marked box, tape measure, extension lead, step ladder etc.
- ✓ Get a box of first night essentials together.
- ✓ Collect your hire van or confirm tomorrow's schedule with your removal firm.
- ✓ Move all your packed boxes into a downstairs room if needed.

Things to do on moving day...

- ✓ Record all utility meter readings for Water, Electricity, and Gas. Take a photo of the meter and let your providers know you are moving today.
- ✓ Strip the beds, curtains, and pack into clearly marked bags.
- ✓ Check the bathrooms for toiletries.

Loading the van...

- ✓ Instruct your movers on what is moving and what is not.
- ✓ Check everywhere and do a final house clean.
- ✓ Leave all the sets of keys as arranged for the new owners.

Say goodbye and then hello to your new home.



Notes and Actions





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