

# IMPROVE YOUR HOME'S VALUE THIS SPRING



**If you're like many homeowners, you think of two things:** How much is my home worth, and what can I do to improve its value? Your home's value depends on many factors, including its location, age, size and condition. While you may not be able to do anything about your home's location or age, there are things that you can do to improve its size and condition and add value.

## Boost Your Home's Curb Appeal

Curb appeal isn't just the concern of home sellers. Even homeowners who wish to stay put are putting time and effort into maintaining the curb appeal of their homes. Since most people will only see your home from the street, how well your property is kept from the outside provides a glimpse into how well it's maintained on the inside.

## 5 Easy Ways to Boost Your Home's Curb Appeal

- 1. Maintain your lawn.** Mow, pull weeds and make sure your walkways are free of debris.
- 2. Keep your hedges in check.** Well-maintained hedges and shrubs improve the look of your property.
- 3. Clean your windows and gutters.** This isn't just for aesthetics; it's good home maintenance as well.
- 4. Maintain your home's exterior.** Keep your home looking like new with a new coat of paint every few years, replace your roof when necessary and make repairs on time.
- 5. Spring for new home accents.** Spice things up with new house numbers, a fresh coat of paint on your shutters or colorful plants and flowers in your window boxes or garden beds.



# Renovations That Pay Off

Remodeling is a great way to bring your home up-to-date, adapt it to your changing family needs and improve its value. If you're planning on selling, making a few basic home improvements may make your home more attractive to potential buyers.

## 5 Renovations That Offer the Biggest Returns\*

- 1. A new front door.** (Return on investment: 96.6%) Refresh your entryway, and impress potential buyers with a new front door. If your current front door is in good condition, consider painting or staining it to make it look as good as new.
- 2. A wooden deck addition.** (Return on investment: 87.4%) Improve the indoor/outdoor versatility of your home by adding a wood deck.
- 3. An attic bedroom.** (Return on investment: 84.3%) Bedrooms are a versatile addition to a home. They can serve as a bedroom, a guest room or a home office. An attic bedroom makes use of this often underutilized space and adds value to the home.
- 4. A new garage door.** (Return on investment: 83.7%) If your garage doors are old or dated, replacing them will add value to your home. If they're still in good shape, paint them to enhance the look of your home.
- 5. A minor kitchen remodel.** (Return on investment: 82.7%) The kitchen is one of the most popular renovations that homeowners tackle. A minor remodel can update the space and entice potential buyers.



\*Source: U.S. News and World Report, March 7, 2014

## 3 Quick Tricks to Get Your Home Ready to Sell

- 1. Clean and clear.** Dust the cobwebs from the ceiling and fixtures, deep clean the carpets and shine up your windows. And while you're at it, clear away any clutter, and, store or give away unused items.
- 2. Paint.** A bit of paint goes a long way to make your home shine like new. Stick with neutral tones for interior spaces so that potential buyers can see themselves in the home.
- 3. Repair and replace.** Walk through your home and look for any creaks and cracks to repair. Replace any broken or dated fixtures, or any burned out light bulbs, for maximum impact.

