



Hints For Homeowners

Five Quick Ways To Upgrade Your Home For Resale

(NAPSA)—Whether you're considering cashing in on your equity, downsizing, trading up, moving for a change of scenery or relocating for better prospects, a few smart investments and improvements can help your home stand out from the competition so you get top dollar. Even if you're not planning on moving anytime soon, these strategies can maximize your home's value and increase its marketability:

- **Sprucing up the exterior.**

If you think you'll have a few years before you move, work on your landscaping now to give plants time to mature. Look for easy-care perennials such as hostas, which multiply on their own. If you have less time, you can still achieve a quick makeover by power washing paths and siding, painting or upgrading your front door and keeping the lawn watered and weeded.

- **Removing eyesores inside.**

Some minor adjustments can help buyers recognize what's great about your home. Swap outdated fixtures, remove wallpaper and give everything a deep clean. Replacements don't have to be top of the line; they just need to eliminate hang-ups for potential buyers.

- **Improving the kitchen—to a point.** You probably won't recoup the cost of a full kitchen renovation but smaller projects such as upgrading appliances and painting or refinishing cabinets can modernize the space.

- **Refreshing rooms with neutral paint.** This is a time-honored tip for a reason. While



By rejecting up to 99 percent of UV rays, window film can help protect interior investments including hardwood floors, rugs, window treatments, furniture and artwork.

seeing your favorite bold hues on the walls makes you happy, potential buyers may not agree. A fresh coat of neutral paint can help them envision their own belongings in the space.

- **Focusing on energy efficiency.** The right energy-smart upgrades can assure buyers they're seeing an efficient home where utility bills can be minimized. Adding insulation to the attic and walls can make a dramatic improvement in many homes. Consider the windows as well. Adding a heat-rejecting window film such as 3M Sun Control Window Film can reduce cooling costs and typically does not change the windows' appearance. Since the window film can reject up to 99 percent of UV rays, it can protect the investment you made in your hardwood floors, rugs, window treatments, furniture and artwork.

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