

## Selling a Home with Pets

By JOE SZYNKOWSKI | Green Shoot Media

If you have pets, you probably have a bond with them — maybe even stronger than with many of your coworkers or family members.

Some people depend on the companionship of their fluffy friends; others don't. If a potential buyer isn't pet friendly, the sale might be over the second they step in your door if animals are present.

Fortunately, there are strategies to cover the tracks of your four-legged friends. It is a good idea to ask your Realtor about local laws. Some ordinances state that a seller must inform buyers that pets live in the home.

Even if your pets are friendly to you and your loved ones, they can become stressed when seeing numerous strangers come in and out of their home during showings.

Because of this, it's crucial to check with your homeowner's insurance about your policy involving pets. According to the Centers for Disease Control and Prevention, about 4.5 million people are bitten by dogs each year.

When possible, you should keep your pets away from your home when a viewing is scheduled. If you can't find somewhere to temporarily relocate them, consider placing them in a pet carrier for the short period that your visi-



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tors are present.

### HIRE A PROFESSIONAL CLEANING SERVICE

Homes with carpet and pets have a disadvantage during the selling process. If you notice your flooring features stains or odors, you can eliminate them by hiring a professional.

When stains won't come up, it might be time for drastic

measures, including replacing the carpet or putting down solid flooring.

### DON'T FORGET ABOUT THE YARD

Buyers will be interested in seeing everything a property offers — including outdoors. When selling your home, removing animal droppings from the lawn is just as important as maintaining the

landscaping. If you ignore this duty, buyers will develop a poor perception of what the backyard has to offer.

Try to correct any other outdoor damage that pets commonly create, such as filling holes they have dug or picking up their toys.

### DON'T ADVERTISE WITH PETS

The National Association of

### REAL ESTATE 101

#### Frisky Business

For some buyers, how their pet will fit into their new home is crucial. Pet ownership numbers are on the rise, leading Caldwell Banker to launch its Homes for Dogs Project with its "Home's Best Friend" advertising campaign in 2015. The campaign captured "the magical feeling both pet and owner share the moment the door swings open," according to a news release. The Homes for Dogs Project aimed to mobilize the company's network of 87,000 sales associates to host adoption days in partnership with local shelters in the Adopt-a-Pet.com network, the company said.

Realtors states that nearly 44 percent of home buyers look for properties online first. It is important to use welcoming pictures for your listing, as the images will be the first impression for many shoppers.

Listing photos featuring pets in your home can be a red flag to those uncomfortable with having animals inside.

Consider hiring a professional photographer to catch your house in the best possible light without your furry friends.



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## HOMESWISE GLOSSARY

**Хүхүүхүүх:** Хүхүүхүүхүүхүүх  
SOURCE: Хүхүүхүүхүүх

# AD SPACE