



Tour Guide

Virtual tours are a great tool for any REALTOR®, and they can make or break a sale. But a home that looks neglected on camera won't shine in a potential buyer's eyes. If you're thinking of listing your home, help your agent make your home stand out on video by preparing it for its digital close-up.

Clean up. Walk through every room and pick up items that don't belong — like the forgotten stack of magazines on your footstool or the shoes lounging by your bed. They'll be obvious in video or photos, and can distract the viewer. Before the pros photograph your house, snap a few shots and take a look — what sticks out at a glance will surely be the first things a potential buyer would notice, too.

Remove personal touches. Remember, this won't be your home anymore, so it shouldn't look

like it. Prior to showing a house, take down family photos, heirlooms and even college diplomas.

Update with a few new details. Flip through a few home decorating publications and take a look at what's trendy and adjust your décor to match. A colorful vase of flowers on a glass coffee table, for instance, makes the room look warm and inviting.

Store unnecessary furniture. A good rule of thumb is that the only furniture in the room should accurately display what the room is (a dining room table and chairs in that room, for example). Removing extra side tables or a chair in the corner that's hardly used will make the rooms look larger and allow the viewer to imagine his or her furniture in the space.

Say Yes to CRS:

Buying a home is one of the biggest decisions you will ever make. So it's important to work with someone who can provide sound advice and a steady, guiding hand when you need it. Bandele Oguntomilade, a Certified Residential Specialist, is the CEO of Bogun Realty and Luxury Homes. Prior to becoming a Realtor, Bandele practiced real estate law for 11 years at fortune 500 financial institutions and she practiced architecture for 5 years at prominent architecture firms. Bogun Realty and Luxury Homes is committed to helping you acquire the home of your dreams and building wealth through real estate investment. Whether you are buying or selling real estate, as an individual, developer or other business enterprise, you will significantly benefit from our specialized knowledge, innovative consumer focused programs, experience, and friendly service. Our real estate practice is built around two key beliefs (i) homeownership is a fundamental human right, and (ii) wealth is effectively amassed through real estate acquisition. To that end, we enthusiastically serve all who strive to own their piece of the American dream. Call us at (818) 825-6996, visit www.BogunRealtyAndLuxuryHomes.com.

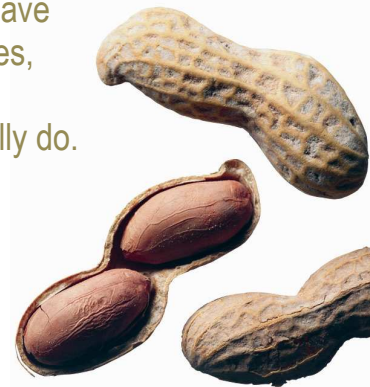


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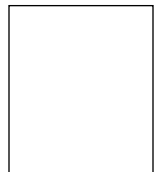
DID YOU KNOW?

Although more than 15 percent of people think they have food allergies, less than 5 percent really do.

Source: WebMD.com



Do you know someone who is thinking about buying or selling a home? **Please mention my name.** This newsletter is for informational purposes only and should not be substituted for legal or financial advice. If you are currently working with another real estate agent or broker, it is not a solicitation for business.



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