

# The Essential Seller's Guide



How to sell your home if you  
have pets



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



**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!



# 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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EST. 2000