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Four Simple Steps to **Selling Your Home with Pets**

Whether you have dogs, cats, pythons, mini-pigs, or capybaras your pets are a part of your family and you love them. However, that doesn't mean that potential homebuyers touring your home are going to love them. In fact, most of the time any evidence at all of your pets could cost you a serious potential buyer. So how do you prevent your pets from costing you an offer on your home? Not to worry, we have the four simple steps to **selling your home with pets**.

Prepare Your Yard

When potential buyers arrive to tour your property, the last thing you want is for them to step in a big pile of poo or sprain their ankle in a divot your dog has dug. Prior to each showing, be sure that either you or your agent takes a tour of your yard to ensure that it is show-worthy. Clean up any debris and fill in any holes. Make sure that the lawn is lush and green and void of any brown and yellow spots that could turn off a potential buyer.

Call Your Insurance Carrier

When **selling your home with pets**, remember your liability. While you know that your pets would never want to hurt anyone, remember that there is always the potential for something unexpected to happen if your pets are home during a showing. The last thing you want is to be held liable if something should happen. Therefore, when you decide to **list your home** you should check in with your home insurance carrier to make sure that you are covered in the event that something happens.

Remove Any Odors

One of the most difficult parts of preparing your home for sale when you own pets is removing the odors your pets create in your home. It is one thing to hide your cat's litter box in a closet somewhere, it is a whole other thing to remove years of urine stains that have set into your floors or furniture. It's best to hire professional cleaners to do a serious deep-clean of your home before listing your house. For smaller pets, make sure that their cages are kept clean and that your fish tank is so clean that it sparkles before showings.

Remove Your Pets

No, not permanently! But if possible, try to take your pets out of the home for showings. Remember, some people have serious phobias about certain animals and you don't want your pets to scare away buyers. If you absolutely must leave your pets at home during showings, make sure that they are properly confined in a certain area of the house. Dogs and cats should be placed in a kennel or crate. Also be sure that the real estate agents are both aware of the animal's presence and know where they have been confined. Keep your pets happy and quiet by giving them treats and toys that will keep them busy during showings.

How One Real Estate Team is Saving Lives While Selling Houses

Now that the housing market is back to booming, more and more people are making the move into a career in real estate. With such an influx of agents out there, it can be hard for buyers and sellers to sort out the stellar agents from the masses. To be honest, as I work with many agents from all over the country, most agents are doing a lot of the same things in terms of service and marketing. However, **Team Costa** & their partners at [Whitehall Brewery](#), based out of Northern Washington State is doing something so different, so generous, and so heart-warming, I just had to share it!

For every sale **Team Costa** makes, they also make a donation to their local rescue shelters to save the life of an animal and help make their clients homes complete with the addition of a new pet. Many people arriving to a local rescue shelters are shocked to learn that it can cost hundreds of dollars to adopt a pet from a local rescue shelters; a fee that many cannot afford. The result is that many animals lose their opportunity to go home to a loving family. But **Team Costa** is changing that with their local rescue shelters.

According to the ASPCA, Approximately 7.6 million companion animals enter animal shelters nationwide every year. Of those, approximately 3.9 million are dogs and 3.4 million are cats. Each year, approximately 2.7 million animals are euthanized (1.2 million dogs and 1.4 million cats).

Most agents give their clients a closing gift at the end of each transaction. That gift is usually meant to be a token of thanks, as well as, a way to help their clients remember them when they are ready to buy or sell again. The creative genius of **Team Costa** is that they are giving their clients a living, breathing, daily reminder of their real estate transaction, a story to tell friends and family, and best of all they are saving a life!

If you are thinking of buying or selling a home in Northern Washington, and would love to also give back to a local rescue shelters, you can't go wrong with **Team Costa**! With over 40 years of experience in the area, they are the local experts on real estate. They have the marketing experience and know-how that gets houses sold fast, and with their negotiating expertise, they always get their clients the best deal. Buying or selling a home can be an exciting but very stressful experience that is made so much better by the addition of a loving new furry family member at the end of the transaction.

If you want a Puget Sound, Washington real estate team that will make a difference for you and for an animal waiting for their forever home, call **Team Costa**. Team Costa will find your new home, get you the best deal, and help you to complete your family with a loving and grateful new shelter animal.

4 Essential Tips for **Buying Your First Home in Puget Sound Washington**

Buying your first home is not only exciting, it can be very scary and nerve-racking. There is a lot that goes into **buying your first home in** Puget Sound, Washington from searching for properties to negotiating the best price and making it through closing. **Buying your first home in** Puget Sound, Washington State is a unique home experience due to the economic climate of the housing market. We at **Team Costa** are here to help you through the process with the four essential tips you need to make it through **buying your first home in** Puget Sound, Washington.

1. Get Pre-Qualified

One of the best things you can do when preparing to buy your first home is to get yourself pre-qualified for a mortgage before you begin shopping for properties. Getting pre-qualified for a home will depend on a variety of factors like your annual income, your debt-to-income ratio, and your credit score. If you would like **assistance with getting pre-qualified**, our trusted partners can give you the tools you need.

2. Hire an Experienced Local Agent

One of the most common misconceptions that homebuyers have about hiring an **experienced local real estate agent** is that it will cost them money. In fact, the opposite is true. There is zero charge to work with your preferred real estate agent as a buyer but the value they offer is huge. The right agent will work tirelessly to find you the right property, negotiate the best price for you, and provide you all of the support and resources you need throughout the process. If you decide to **purchase your home without an agent**, you could find yourself paying much more, or purchasing a home with many defects that aren't obvious to the naked eye.

3. Stop Spending

One common mistake made by many homebuyers during the process of their new home purchase, is that they go out and make a major purchase like furniture for their new home on credit. Believe it or not, doing this could cause your deal to fall apart. Your mortgage broker will be monitoring your debt-to-income ratio and other aspects of your finances right up until you sign papers at closing. Making a major purchase could cause you to no longer be eligible for funding, meaning that you might lose the house, as well as, your earnest money deposit.

4. Keep Expectations Reasonable

While you should get some of the things on your wish-list for your new home, it is unlikely you will get everything you want- unless you can pay for it. Remember that your first home is unlikely to be your forever home, so focus on your biggest priorities and be prepared to compromise based on your budget.

Considering **buying your first home in** Puget Sound, Washington State? Let **Team Costa** help! With more than 40 years of experience in the area, you can trust their commitment, expertise, and knowledge of the area. **Discover the Costa difference.**

7 Proven Ways to **Sell Your Puget Sound House Fast**

When a house is listed for sale, it is very important to get it under contract quickly, because the longer it sits on the market, the harder it is to sell, and the more it loses its value. Therefore, you and your real estate agent need to do all of you can proactively **sell your Puget Sound house fast!** Here are seven proven ways to help get under contract fast and help your **net the most for your house.**

1. Price it Right

One of the most common mistakes made by sellers is not listening to their real estate agent when it comes time to decide on a price. It is important that you listen to their research and expertise and leave your emotions and personal motivations out of the pricing of your house. If you list your house for too much, based on the wrong reasons, your goal of getting your house sold in the first week, will be blown. Competitive pricing is key to attracting buyers and igniting action. If your price brings in multiple offers in the beginning, you will likely see the benefits of a bidding war.

2. Curb Appeal Counts

Make sure that your curb appeal is up to par by keeping the lawn mowed, the siding fresh, and the landscaping clean. Don't scare buyers away with eyesores in your yard or on the front of your house.

3. Create a Neutral Palette

While you may have great taste, it is not everyone's taste. Tone down your decorating and try to make your home's interior as neutral as possible so that buyers can picture their lives in the house – not yours.

4. Stage to Sell

If your listing is going to be empty while it is for sale, consider having it staged. Staging helps buyers to see themselves living in the house and distracts from possible aesthetic flaws that might prevent an offer.

5. Keep it Clean

While it may seem like a lot of work, it is very important that your listing is kept in pristine condition throughout the time that it is on the market. (If you follow these tips that, that shouldn't be long). Houses with odor or lingering messes are one of the fastest ways to prevent buyers from making an offer.

6. Professional Photos

When interviewing potential agents to list your home, be sure to ask them if they use a professional photographer to take pictures of their listings. This cost will come out of the agent's pocket but will go far to **sell your Puget Sound house fast**.

7. Marketing Strategy

Another important question to ask your listing agent is what their marketing strategy will be to **sell your Puget Sound house fast**. An aggressive, targeted, and well-planned marketing strategy will get your listing in front of the right kinds of people to attract multiple offers on your listing.