



SHOWING PREPARATION

First Impressions

- ☐ Repaint/re-stain front door
- ☐ Add a new, clean welcome mat
- ☐ Stage the front porch with furniture & potted plants
- ☐ Stage the back patio/deck with furniture & potted plants
- ☐ Trim overgrown landscape (bushes, hedges, trees)
- ☐ Add fresh bark to the front & back yards
- ☐ Clean windows & doors and re-screen ripped screens
- ☐ Repaint with neutral colors (ie: white, grey, beige)
- ☐ Touch up & remove scuffs on walls, doors & baseboards
- ☐ Install high wattage light bulbs to brighten rooms
- ☐ Re-caulk bathtubs & showers
- ☐ Hang fresh towels in the kitchen & bathrooms
- ☐ Add fresh flowers and/or greenery
- ☐ Complete repair & replace list

NOTES & TO-DOS

Less is More

- ☐ Remove all personal collections
- ☐ Put away valuables & medications
- ☐ Remove excess & oversized furniture
- ☐ Remove personal photos throughout the home
- ☐ Remove most rugs
- ☐ Clear all small appliances from kitchen counters
- ☐ Minimize child & pet toys
- ☐ Organize cabinets in bathrooms & kitchens (buyers will peek!)
- ☐ Organize closets & store items to make closets appear larger
- ☐ Donate or purge items you no longer need
- ☐ Store boxed up personal items neatly in garage or rent storage unit
- ☐ Remove yard debris

NOTES & TO-DOS

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SHOWING PREPARATION

Cleanliness

- ☐ Professionally clean carpets
- ☐ Clean tile floor grout or add a color seal
- ☐ Professionally clean home or complete the following
- ☐ Wipe down baseboards & light switches
- ☐ Remove any cobwebs & clean ceiling fans
- ☐ Clean ceiling vents & replace air filters
- ☐ Clean sliding glass door tracks
- ☐ Remove/clean dead bugs out of interior & exterior light fixtures
- ☐ Clean TV screens with electronic cleaner
- ☐ Clean range hood & microwave
- ☐ Wipe down all kitchen cabinets & knobs/pulls
- ☐ Organize kitchen pantry

NOTES

Seller Etiquette

- ☐ Turn on all lights
- ☐ Play soft, relaxing music for showings
- ☐ Open all curtains & blinds to let in natural light
- ☐ Light mild scented candles or room spray to freshen the air
- ☐ Wipe down kitchen counters & remove dishes from the sink
- ☐ Close all toilet seats
- ☐ Empty visible or odorous trash cans
- ☐ Hide any pet toys, beds or food bowls & clean up any waste
- ☐ Turn on any fountain or waterfall features
- ☐ Secure or remove pets from the home
- ☐ Make sure to leave your home for the showings
- ☐ Do a quick run through with a laundry basket and put any misplaced items in the basket to take when you leave

TO-DOs

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