



SELLER'S GUIDE

PREPARING TO LIST YOUR HOME



INTERIOR

Enhance your property's interior & exterior appeal

01

Spring clean every room and minimize. This alone will make your home feel larger, brighter, and welcoming.

02

Box up everything you don't use on a daily basis. Store on one side of the garage.

03

Re-caulk any bathroom seams in shower or around sinks if damaged or discolored.

04

Remove all personal items & photos from walls and fridge. Patch holes if necessary.

05

A fresh coat of paint makes the home feel like new again. Light colors are recommended.

06

Check & repair cracks and leaks around plumbing, doors, & windows.

07

Change all light bulbs to the same color; Bright white or daylight is highly recommended.



EXTERIOR

Enhance your property's interior & exterior appeal

01

Keep the lawn fresh and clean at all times. Curb appeal is everything.

02

Trim hedges, weed flower beds, prune trees & place fresh mulch where needed.

03

Check the foundation, steps, walkways, walls and patios for cracks.

04

Inspect doors for peeling paint. Make sure they are easy to open, close, and lock.

05

Pressure wash if necessary.

06

Repair and replace loose or damaged roof shingles.

07

Repair and repaint loose siding and caulking.



According to the National Association of Realtors, "Eighty-two percent of buyers' agents said staging a home made it easier for a buyer to visualize the property as a future home."

Preparing Your Home

FOR STAGING & PHOTOS

GENERAL

- Clear all horizontal surfaces
- Remove or minimize personal pictures
- Pack majority of Toys
- Simplify all closets- nothing on the floor if possible
- Remove all door racks and over the door towel racks

Kitchen

- Remove all small appliances
- Clear off countertops
- No magnets on refrigerator

Bathrooms

- Nothing on countertops
- Nothing Around toilet
- Remove soaps and shampoos from master shower

Bedrooms

- Simplify and pack as much as you can
- Clear off desks and dressers- very minimal
- Remove all Extras (toys, Chairs, bookshelves, etc... have as much floor board space visual as possible)

Garage

- Store toys and bikes on one side of the garage
- Stack any moving boxes to one side of the garage
- Try and keep one side clear if possible

