

SHOWING INSTRUCTIONS AND GUIDELINES

# PREPPING YOUR HOME TO SHINE SELLER CHECKLIST

Maximize Your Home's Appeal

## EXTERIOR:

- ✓ Power wash driveway and exterior
- ✓ Add fresh mulch and trim landscaping
- ✓ Clean windows and front door
- ✓ Retouch Paint if necessary

## INTERIOR:

- ✓ Declutter countertops and shelves
- ✓ Touch up paint and patch holes
- ✓ Deep clean bathrooms and kitchens

## FINISHING TOUCHES:

- ✓ Add neutral decor and lighting
- ✓ Remove personal items and photos
- ✓ Let in natural light for showings

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# SHOWINGS THAT SEAL THE DEAL

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### IF YOUR HOME IS OCCUPIED:

- ✓ Turn on lights and lamps
- ✓ Open blinds and curtains
- ✓ Close toilet lids
- ✓ Put away dirty dishes
- ✓ Remove pets and their belongings
- ✓ Set thermostats to 72 degrees
- ✓ Make all beds
- ✓ Clear countertops of daily items
- ✓ Play soft jazz music with surround sound
- ✓ Use pleasant air fresheners or diffusers
- ✓ Arrange pillows and throws on furniture
- ✓ Remove or hide valuable or sentimental items

### IF YOUR HOME IS VACANT:

- ✓ Secure entry points and lock the property
- ✓ Consider using timers or smart lighting for an occupied home illusion
- ✓ Adjust thermostat for seasonal comfort
- ✓ Regularly monitor the yard and landscape
- ✓ Consider leaving blinds and curtains open, if comfortable
- ✓ Use pleasant air fresheners or diffusers
- ✓ Periodically check for cleanliness and burned-out light bulbs.
- ✓ Use welcome mats to reduce dirt at entrances