

# PREPARATION CHECKLISTS

\ CHECKLISTS TO HELP YOU GET YOUR HOME READY FOR SALE

checklists to take out the guesswork and get into selling gear



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# DECLUTTER

## / DECLUTTER YOUR HOME FOR SALE

### Whole House

- ❑ Remove excess furniture to make rooms feel bigger
- ❑ **Clear out personal items** (family photos, collectibles, religious or political décor)
- ❑ **Declutter surfaces** – no mail, paperwork, or random items on tables and counters
- ❑ **Organize closets** – buyers WILL look inside! Keep shelves tidy and store out-of-season items elsewhere
- ❑ **Get rid of unused or broken items** – don't move clutter to your next home!

### Living Room

- ❑ **Minimize Furniture** – Arrange for open flow and remove any bulky pieces
- ❑ **Declutter Surfaces** – Keep only a few decorative items on tables
- ❑ **Fluff & Straighten** – Arrange pillows neatly and fold blankets
- ❑ **Hide Wires & Remotes** – Conceal power cords and store remote controls
- ❑ **Stage Thoughtfully** – Add a small plant, book, or neutral décor

### Kitchen

- ❑ Keep only essential small appliances on the counter (coffee maker, toaster)
- ❑ Remove fridge magnets, notes, and personal items
- ❑ **Organize pantry and cabinets** – neatly stacked and minimal clutter inside
- ❑ Toss expired food, old spices, and unused gadgets
- ❑ Keep dish soap, sponges, and cleaning products out of sight

### Bedrooms

- ❑ **Keep nightstands clear** – just a lamp and a book is enough
- ❑ **Store away personal photos** and excessive décor
- ❑ **Keep under-bed storage neat** (or empty, if possible)
- ❑ **Add decorative pillow**
- ❑ **Declutter dressers** and limit visible clothing

### Bathrooms

- ❑ Store away toothbrushes, razors, and personal care products
- ❑ Keep only fresh, matching towels on display
- ❑ **Organize cabinets** – buyers will open them! Keep essentials only
- ❑ Hide laundry hampers and personal items
- ❑ **Remove extra rugs** – one simple bath mat is enough.

### Front Yard & Curb Appeal

- ❑ **Mow the Lawn** – Trim grass, remove weeds, and edge neatly
- ❑ **Clear Driveway & Walkway** – Remove cars, bikes, and trash bins
- ❑ **Sweep and Shovel Porch & Entryway** – Remove dust, leaves, Snow and cobwebs
- ❑ **Stage the Porch** – Add a small plant or seating if space allows
- ❑ **Clean Front Door & Windows** – Wipe down for a welcoming look

# CLEANING

## / CLEANING YOUR HOME FOR SALE

### Whole House

- ☐ Dust ceiling fans, vents, and light fixtures
- ☐ Wash windows (inside and out) and wipe down window sills
- ☐ Clean baseboards and door frames
- ☐ Vacuum and mop floors (including under furniture)
- ☐ Remove scuff marks from walls and touch up paint if needed

### Kitchen

- ☐ Wipe down cabinets and drawers (inside and out)
- ☐ Clean stainless steel appliances for a streak-free shine
- ☐ Scrub backsplash and wipe down walls
- ☐ Deep clean the oven, stovetop, and microwave
- ☐ Sanitize sink and faucets

### Bedrooms

- ☐ Vacuum carpets and rugs thoroughly
- ☐ Dust furniture, headboards, and nightstands
- ☐ Wipe down light switches and door handles
- ☐ Wash or replace old bedding and pillows
- ☐ Remove pet hair from furniture and bedding

### Living Room

- ☐ Vacuum upholstery and fluff cushions
- ☐ Dust all furniture and shelving
- ☐ Wipe down TV screens and electronics
- ☐ Clean up pet areas (toys, beds, and litter boxes)
- ☐ Sweep and mop hardwood or tile floors

### Bathrooms

- ☐ Scrub shower, tub, and grout
- ☐ Clean toilet inside and out
- ☐ Wipe down all mirrors and glass surfaces
- ☐ Wash or replace old shower curtains and bath mats
- ☐ Polish faucets and hardware for a sparkling finish

### Garage & Exterior

- ☐ Power wash driveway and front walkway
- ☐ Clean garage floor and organize storage
- ☐ Wash front door and porch area
- ☐ Clean gutters and check for cobwebs
- ☐ Ensure exterior lights work and fixtures are clean

# STAGING

## / STAGING YOUR HOME FOR SALE

Tip: Stage your home to feel inviting, spacious, and neutral so buyers can picture themselves living there!

### Whole House

- ❑ **Use neutral décor** and remove bold artwork or loud patterns
- ❑ **Arrange furniture** to create open walkways and maximize space
- ❑ **Add soft lighting** (lamps, accent lighting) to create a warm atmosphere
- ❑ **Place fresh flowers** or greenery in key areas
- ❑ **Lightly scent the home** with a mild air freshener or essential oils

### Living Room

- ❑ **Position furniture** to highlight space and flow
- ❑ Use neutral or lightly patterned throw pillows and blankets
- ❑ Add a stylish tray with a candle or book on coffee tables
- ❑ **Showcase the fireplace** (if applicable) as a key feature
- ❑ **Use mirrors** to make the room feel larger

### Bathrooms

- ❑ Use a white or neutral shower curtain and towels
- ❑ Place a small plant or simple décor on the counter
- ❑ **Keep counters nearly empty**—just soap and a candle or tray
- ❑ **Roll or neatly fold extra towels** for a spa-like feel
- ❑ **Remove bath mats** for a cleaner look in photos.

### Bedrooms

- ❑ **Use fresh, neutral bedding**—nothing too loud or personal
- ❑ **Use matching lamps** and minimal décor on nightstands
- ❑ **Ensure closets look spacious**—half-empty is ideal
- ❑ **Arrange pillows neatly** and fluff up bedding

### Kitchen

- ❑ **Add a bowl of fresh fruit or flowers** to the island/counter
- ❑ **Store away pet bowls**, food, and water dishes
- ❑ **Ensure counters and surfaces** are as clear as possible
- ❑ **Hide trash cans** if possible

### Exterior

- ❑ **Add a fresh doormat** and potted plants by the entrance
- ❑ **Arrange patio furniture neatly** and add outdoor pillows
- ❑ **Ensure lawn is mowed**, and garden beds are tidy
- ❑ Clean and arrange the BBQ and outdoor dining area (if applicable)
- ❑ **Sweep walkways** and remove any debris

# PHOTOS

## / GET YOUR HOME FOR READY FOR PHOTOS AND VIDEO

Use this checklist to make sure your home is picture-perfect for listing photos! 🏡📸

### 🏠 Whole House

- ❑ **Declutter** – Remove personal items, excess furniture, and knick-knacks
- ❑ **Deep Clean** – Dust surfaces, vacuum carpets, mop floors, and wipe down walls
- ❑ **Let in Light** – Open curtains, clean windows, and turn on all lights
- ❑ **Depersonalize** – Remove personal photos, religious items, and anything polarizing
- ❑ **Check for Repairs** – Fix chipped paint, loose handles, scuff marks, etc.

### 🛋 Living Room

- ❑ **Minimize Furniture** – Arrange for open flow and remove any bulky pieces
- ❑ **Declutter Surfaces** – Keep only a few decorative items on tables
- ❑ **Fluff & Straighten** – Arrange pillows neatly and fold blankets
- ❑ **Hide Wires & Remotes** – Conceal power cords and store remote controls
- ❑ **Stage Thoughtfully** – Add a small plant, book, or neutral décor

### 🍴 Kitchen

- ❑ **Clear Counters** – Remove small appliances, dish racks, and clutter
- ❑ **Spotless Sink & Faucet** – No dishes, water spots, or dirty sponges
- ❑ **Organize Fridge & Pantry** – Remove magnets, photos, and old food
- ❑ **Shiny Surfaces** – Wipe down stainless steel appliances and cabinets
- ❑ **Set the Scene** – A bowl of fresh fruit or a vase of flowers adds a nice touch

### 🛏 Bedrooms

- ❑ **Make Beds Perfectly** – Smooth out sheets and use neutral bedding if possible
- ❑ **Clear Nightstands** – Remove chargers, books, and clutter—keep it simple
- ❑ **Tidy Closets** – Organize clothes and clear excess items to show spacious storage
- ❑ **Minimize Décor** – Remove posters, personal pictures, and busy decorations
- ❑ **Hide Personal Items** – Store away jewelry, personal care items, and laundry

### 🛁 Bathrooms

- ❑ **Remove Toiletries** – No toothbrushes, soap bottles, or razors visible
- ❑ **Clean Mirrors & Glass** – No streaks or water spots
- ❑ **Fresh Towels** – Use neatly folded white or neutral-colored towels
- ❑ **Close Toilet Lids** – Always keep the lid down for photos
- ❑ **Clear Shower & Tub** – Remove shampoos, loofahs, and bath mats

### 🌳 Front Yard & Curb Appeal

- ❑ **Mow the Lawn** – Trim grass, remove weeds, and edge neatly
- ❑ **Clear Driveway & Walkway** – Remove cars, bikes, and trash bins
- ❑ **Sweep and Shovel Porch & Entryway** – Remove dust, leaves, Snow and cobwebs
- ❑ **Clean Front Door & Windows** – Wipe down for a welcoming look

# SHOWINGS

## / PREPARE YOUR HOME FOR BUYER SHOWINGS

Before every showing, follow this checklist to ensure your home is presented at its absolute best! ✨

### Whole House

- ☐ Turn On All Lights – Bright rooms feel bigger and more inviting
- ☐ Open Curtains & Blinds – Let in natural light for a welcoming feel
- ☐ Tidy Up – Quick sweep, vacuum, and wipe down surfaces
- ☐ Declutter Surfaces – No mail, keys, or personal items on tables and counters
- ☐ Adjust Temperature – Keep it comfortable (warm in winter, cool in summer)

### Living Room

- ☐ Fluff & Arrange Pillows – Make furniture look cozy and inviting
- ☐ Hide Remotes & Cables – Keep them out of sight
- ☐ Stage Neatly – A book, plant, or neutral décor adds a nice touch
- ☐ Check for Pet Hair – Use a lint roller or vacuum if needed
- ☐ Diffuse a Fresh Scent – Lightly scented candles or an air freshener work well

### Kitchen

- ☐ Clear Counters – Remove dishes, small appliances, and clutter
- ☐ Take Out the Trash – No odors lingering
- ☐ Clean Sink & Faucets – No water spots or food scraps
- ☐ Put Away Food & Dishes – No dishes in the sink or on counters
- ☐ Leave a Neutral Touch – A bowl of fruit or fresh flowers adds warmth

### Bedrooms

- ☐ Make the Beds – Smooth, crisp, and inviting
- ☐ Clear Nightstands – No phone chargers, glasses, or personal items
- ☐ Tidy Closets – Buyers may peek inside! Keep things neat
- ☐ Put Away Laundry – No clothes on the floor or furniture
- ☐ Lightly Spray Fresh Linen Scent – Keep it subtle but fresh

### Garage

- ☐ Close Garage Doors – Ensure the exterior looks polished
- ☐ Organize & Declutter – Keep it looking spacious and clean
- ☐ Turn On Lights – A well-lit space looks larger
- ☐ Remove Vehicles (If Possible) – A clear garage looks bigger
- ☐ Sweep the Floor – No dust or debris

### Front Yard & Curb Appeal

- ☐ Mow Lawn & Trim Plants – Keep everything looking fresh
- ☐ Sweep Walkway & Porch – No leaves, dirt, or cobwebs
- ☐ Remove Cars from Driveway – A clear driveway looks better
- ☐ Wipe Down Front Door & Windows – First impressions matter!
- ☐ Stage the Entryway – A small plant or doormat adds warmth

### Before You Leave

- ☐ Secure Valuables – Lock up jewelry, electronics, and personal items
- ☐ Take Pets with You – Or secure them in a crate if needed
- ☐ Leave the House – Buyers need space to picture themselves living there!
- ☐ Double-Check Everything – A final walkthrough ensures nothing is out of place

# REACH OUT TO US

We are ready to help you along your moving journey, get you the best price for your home and help navigate you to a successful transaction.



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