

# Sellers' Home Preparation Checklist

## Complete Before Listing

- Address minor maintenance issues
- Replace burnt-out light bulbs
- Touch up scuffed paint and baseboards
- Ensure systems (HVAC, plumbing, appliances) are working
- Gather receipts/warranties for large appliances or updates (roof, HVAC, etc.)

## Stage the Home:

- Repaint walls in neutral tones
- Rearrange furniture to improve flow
- Add neutral décor
- Highlight focal points like fireplaces or large windows
- Turn on ambient lighting
- Add a few plants or a fresh bouquet

## Declutter and Depersonalize:

- Remove excess furniture
- Clear countertops in kitchens and bathrooms
- Pack away personal photos and highly specific décor
- Organize closets and storage spaces

## Arrange Professional Photos:

- Clean, stage, and declutter before photo shoot
- Open blinds/window coverings
- Turn on lights, as needed
- Arrange photo shoot during prime weather, if possible

## Deep Clean:

- Mop floors and vacuum/shampoo carpets
- Wash windows
- Clean kitchen and bathrooms
- Eliminate odors from pets, smoke, or cooking

## Set a Price with Realtor Guidance:

- Analyze recent comparable sales
- Evaluate active competition
- Factor in current market conditions and demand
- Price strategically to generate early interest

## Boost Curb Appeal:

- Make light landscaping updates
- Mow lawn and trim hedges
- Power wash siding, walkways, and driveways
- Paint or refresh the front door
- Update house number appearance
- Check exterior lighting

## Prepare for Financing (If Buying a Home Next):

- Secure a mortgage pre-approval
- Understand timelines and documentation
- Partner with a responsive, experienced lender