

## SELLER CHECKLIST

For a general idea of how the home buying process will unfold, our seller checklist below spells out in detail what to expect from contract to close.

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### THROUGHOUT THE HOUSE

1. Open the draperies, pull up the shades, and let in the sunlight.
2. Turn on all the lights, day or night, and install higher wattage bulbs.
3. Remove clutter from each room to visually enlarge them.
4. If you have a fireplace, highlight it in your decorating.
5. Keep your home dusted and vacuumed at all times.
6. Replace the carpet if it does not clean up well.
7. Have a family game plan to get the home ready quickly if necessary.
8. Air out your home for one half hour before showings if possible.
9. Lightly spray the house with air freshener before buyer arrives.
10. Put family photos in storage.
11. Improve traffic flow by removing unnecessary furniture.
12. Create the feeling of a spacious entry by using decorative accents.
13. Putty over and paint any nail holes or other mishaps in the walls.
14. Paint all interior walls a neutral color to brighten the home.
15. Repair or replace any loose or damaged wallpaper.
16. Clean all light bulbs and light fixtures to brighten the home.
17. Wash all windows inside and out.
18. Use plants in transitional areas of your house.
19. Make the most of your attic's potential.
20. Remove and/or hide excess extension cords and exposed wires.
21. Open doors to areas you want potential buyers to see such as walk in closets, pantries, attics, etc.
22. Remove all smoke and pet odors.
23. Repair or replace bannisters and handrails.

### IN THE KITCHEN

24. Microwave a small dish of vanilla 20 minutes before a showing.
25. Highlight an eat-in area in your kitchen with a table set for dinner.
26. The kitchens and bathrooms should always be spotlessly clean.
27. Expand your counter space by removing small appliances.

### IN THE BEDROOMS

28. Create a master suite effect in your decorating.
29. Depersonalize bedrooms and decorate in a neutral scheme.
30. Make sure that the beds are made and the linens are clean.
31. Organize your closets and put unnecessary items into storage.

### IN THE BATHROOMS

32. Do not leave towels around and wipe down the sink and shower areas after each use.
33. Re-caulk the tub if the caulk is not sparkling white.
34. Repair or replace broken tiles in the shower/tub.
35. Replace shower curtains and keep them clean.
36. Put out fresh towels and decorative soaps.

### OUTSIDE

37. Keep the yard mowed and raked at all times.
38. Use flowering plants to dress up the yard, walkway, and patio.
39. Remove all toys, bicycles, and unsightly patio furniture from yard.
40. Porches, should be kept uncluttered, swept, and clean.
41. Paint all entrance doors.
42. Fix and paint the garage door if necessary.