



*Showing*  
OFF YOUR  
HOME

# Curb Appeal



Power wash front and back patio areas and sidewalks leading to your home. Consider also pressure washing the front or sides of home, if needed.

Front & back yards should be well maintained. Beds should be weed-free and have fresh dark mulch. Replace any dead shrubbery. Add bright flowers to beds for a pop of color.

Make sure all outside lighting is working correctly, consider adding solar power lights or garden bed lights to brighten the front yard.

Clean the front door; a little Murphy's Oil goes a long way. If needed, re-stain the door to make it more appealing.

Sweep front porch and dust for cobwebs in high places.

*"Buyers decide in the first 8 seconds of seeing a home if they're interested in buying it. Get out of your car, walk in their shoes and see what they see."*

- Barbara Corcoran

# Clean & Declutter

Less is more!!! Now that you are planning your move, pack up all unnecessary accessories and any items you won't be using in the next 60 days.



Depersonalize your home; remove all family photos, religious symbols, political icons, college memorabilia, and sports paraphernalia. You want your home to appeal to *anyone* who walks through the door.



Clean carpet and flooring throughout your home. If carpet does not clean, consider replacement. Wood markers, in a pinch, can help with scratches on your wood flooring.



Have your home professionally cleaned: windows (inside and out), appliances, baseboards, switch plates, cabinets, ceiling fans, etc. should be wiped down. Dust for cobwebs in high places.

Clean around vents and change out air filters.

## CLEANING RECOMMENDATIONS

Cleaning hard water spots from glass showers - 1 cup vinegar, 1 cup Dawn dish soap. Heat vinegar in microwave for one minute. Add Dawn; stir mixture well. Apply to shower glass immediately. Allow to sit for 20 minutes. Wipe off with scouring sponge. Repeat, if necessary.

Getting rid of pet odor - Vacuum dog beds every week, vacuum floors twice a week, wash tile floors with a strong cleaning solution and VERY hot water. Liberally sprinkle baking soda on furniture or carpet and allow it to sit overnight. Spritz vodka where your dog lies. For spot cleaning, we recommend the Citrus Magic Pet Odor Eliminator which neutralizes odors on contact.



# Repairs & Maintenance



Let's get that sales price up by considering some repairs with a good return on investment. Not all buyers have the vision to see what your home could be, so even little changes will help them see the bigger picture.

Touch up paint where necessary. If rooms have not been painted in several years, or the walls, baseboards, or trim show "wear and tear", consider repainting with a neutral palette. This allows buyers to picture their furnishings in your space instead of thinking about what they need to do before their move-in.

Repair items that you know need TLC prior to listing your home and prior to inspections (ex: torn screens, broken doorbells, leaky faucets or toilets, cabinets that do not close correctly, loose doorknobs, broken windows, broken fence boards, etc).

Swap out fixtures in the kitchen and bathrooms. New knobs, pulls, and faucets are an inexpensive way to create a cohesive, modern look.

Replace light bulbs, if needed, making sure the same color temperature is used throughout. (soft white or, in darker rooms use daylight bulbs.) Don't forget to check the bulbs in your lamps. We will want all lights on for pictures and showings.

Smoke and carbon monoxide alarms should be functioning correctly. Be proactive and replace batteries now to avoid annoying chirps during showings.



# Setting the Stage

## SHOWING CHECKLIST

- ✓ Turn all lights on, including lamps.
- ✓ Open all blinds, shutters, or drapes.
  - ✓ Turn A/C down low.
- ✓ Make all beds, straighten rooms.
- ✓ Close the toilet lids, close the shower curtain, display nice towels, remove bath mats, clear vanity and shower products.
- ✓ Remove all pet food, water bowls, pet beds and kennels as they can have unpleasant odors.
- ✓ Tuck away all garbage bins, inside and out.



## SHOWING RECOMMENDATIONS

On weekends or when you are free to do so, go the extra mile before a showing. Light a candle, bake cookies, turn on soft jazz or classical music. This works!!!

Choose one scent and use through home. Only use one plug-in per floor if home is multi-level. We suggest Cashmere Woods. Consider a Scentsy, as you can leave them safely plugged in when you are away for a showing and they can neutralize the entire house. Choose a fresh scent, it is important your home smells fresh during the selling process.

# Tips from our stagers

## LIVING ROOMS

Remove dated or dark curtains, let the natural light shine!

Add colorful pillows or a throw to a neutral couch and create interest.

Consider removing rugs from small rooms to make them appear larger.

## KITCHENS

Remove all plastic or logos glassware from your cupboards and organize them.

Remove bulky items from countertops.

## BEDROOMS

Use light bedding with minimal patterns.

Remove items from the closet floor to make them appear larger.

## BATHROOMS

Add white flowers and towels to bathrooms for a clean spa feel.

Use a shower caddy while your home is on the market to easily tuck away all soaps/bottles from shower.

Tuck away that scale, squatty potty, and trashcans! We only want positive thoughts while the buyer is touring your home.



# Moving Checklist

## 4–6 WEEKS BEFORE

- Declutter, discard & donate
- Collect quotes from moving companies
- Locate schools, healthcare providers in your new location
- Secure off-site storage if needed
- Choose a mover and sign contract
- Create a file of moving-related papers and receipts
- Contact homeowner's insurance agent about coverage for moving
- Contact insurance companies to arrange for coverage in new home

## 3–4 WEEKS BEFORE

- Notify everyone about your change of address
- Notify utility companies of date to discontinue/ transfer service

## 2–3 WEEKS BEFORE

- Notify DMV of new address
- Discontinue additional home services (housekeeper, gardener/lawn service)
- Start using up things you can't move, such as perishable
- Notify utility companies of date to discontinue/ transfer service
- Arrange for child and pet care on moving day
- Notify HOA about upcoming move, reserve elevator usage

## 1 WEEK BEFORE

- Confirm final arrangements
- Arrange transportation for your pets and plants
- Pack an essentials box for quick access at new home
- Label moving boxes with the contents inside



