



Preparing to Sell

A SIMPLE AND PROVEN GUIDE TO MAKING THE MOST OF YOUR LISTING

Your Guide to Staging

Curb Appeal

- Take care of landscaping. This can include mowing, trimming shrubs, watering, and weed-wacking.
- Weed and refresh your garden. If you have it, refresh your mulch for a pop of color.
- Repair any damaged planters, cracked paving, or problematic fencing
- Install fencing to hide any unsightly elements.
- Replace all broken windows, shutters, shingles, screens, and exterior doors.
- Clean the exterior – a pressure washer will help remove dirt build up, peeling paint, and mildew.
- Touch up or refresh the paint on your front door, shutters, mailbox, and garage door.
- Store garbage, recycling, and compost bins.
- Remove any oil stains from your driveway.

Picture Perfect Interior

- Replace worn bedding, rugs, pillows, drapery, or shower curtains.
- Clean or paint walls, ceiling, and molding.
- Wash window sills, drapes, curtains, and blinds.
- Scrub floors, sinks, counters, tubs, and toilets.
- Remove excessive furniture, and store toys or other clutter.
- Keep tables, counters and other surfaces clean and clear of clutter. Centerpieces such as flowers are a good idea.
- Replace any missing or burnt out lightbulbs, and ensure outlets are in working order.
- Clean and repair tiling and grout.
- Repair any cracked or missing caulking.
- Fix any leaky faucets.
- Clean all appliances, and remove fridge magnets.
- Store any pet accessories for photos and showings.
- Organize closets, cupboards, and other storage spaces.
- Remove rust and mildew stains.
- Display a new bottle of hand soap at every sink.
- Display new, coordinating towels in bathrooms and in the kitchen.

Day of Showing

1. Open your windows early in the day to air out your space.
2. Remove any unwanted odors: sprinkle carpets with baking soda and vacuum after 15 minutes, and take out the garbage and compost.
3. Make your home smell inviting. Classic options include baking cookies, or simmering citrus and herbs.
4. Remove pets and pet accessories.
5. Switch off sprinklers.
6. Set your thermostat to a comfortable temperature.
7. Turn off TVs, computers, and radios.
8. Turn on the lights and open all blinds.
9. Lock up or remove any valuables, such as cash, jewelry, or other expensive items.



I'm looking forward to helping you through your Real Estate journey. From preparing to list your home, all the way to your closing, I'll be by your side every step of the way.



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