

"SHOW-READY" CHECKLIST

- Clear books from bookshelves
- Clear kitchen counters
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- Empty closet space by half of its contents & neatly organize
- Organize kitchen & bathroom cabinets. People *will* be looking in them
- Remove **anything** from the home that will not be included in the purchase (light fixtures, built-in sound systems, etc.)
- Have carpets professionally cleaned
- Scrub & wax floors
- Clean grout
- Clean all mirrors & windows, and remove window coverings that will not be included with the purchase
- Remove all cobwebs
- Polish hardware (doorknobs, kitchen utensils, stovetops, etc.)
- Polish sinks
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- Create *as much* natural light as possible (replace dim light bulbs with brighter bulbs, trim bushes around windows to maximize light, etc.)
- Leave no evidence of pets
- If needed, a new coat of neutral-colored paint can make a huge difference

- Pay attention to exterior (trimmed bushes, mowed lawn, well-maintained flower beds, etc.). Remember: the yard is the first part of the home the buyer sees
- Consider hiring a professional stager (see our vendor list for recommendations)
- Leave only enough furniture in each room so the buyer knows what its function is. You want it to feel as open as possible
- Make sure porch light and doorbell work
- Maintain a comfortable temperature in the home
- Make minor repairs as needed (patch up/fill small holes, replace cracked/broken tiles, etc.)
- Check all faucets for leaks
- Be **over-the-top** with cleaning
- Make sure house smells clean and refreshed (do not over-power; choose a universally-enjoyed scent). Pay special attention to garbage areas, bathrooms, etc.