



Preparing for Photos and Showings

Remove pets during photos and showings

Replace burned out bulbs

Open blinds and turn on lights and lamps, but turn fans off

Have the house freshly and thoroughly cleaned, hire someone if you don't have the time! Clean windows and doors, magic eraser around door knobs and on light switches Remove personal photos, patch and paint holes left behind

Also, now is the time to decide if there is anything attached to a wall or ceiling that you cannot leave behind. Those things need to be removed before photos so they are not assumed they stay with the home. Example: Precious chandelier, TV mounts, expensive drapery hardware, wall mounted fireplace...

FRONT OF HOME

Landscaping is cleaned up, looks freshly trimmed and lawn is mowed

Front door area is clean and all items removed, paint front door if needed

Cars are out of driveway and garage doors are closed

Toys, hoses, etc. all put away

Driveway power washed if needed

BACK OF HOME

All items off the ground and stored away

Outdoor furniture staged to show off the entertaining options

Patio power washed if needed

Lawn mowed and landscaping trimmed

Hide trash cans for photos if possible

KITCHEN

Remove everything off the counters except one or two staging pieces

Clear off all magnets and papers on refrigerator

Stage the dining table by clearing off and hiding any baby seats/highchairs

LIVING ROOM

Remove everything off of tables

___ Use accent pillows on the furniture, vacuum off pet hair

___ Clean out fireplace if needed

BATHROOMS

___ Remove everything off the vanity and other surfaces

___ Remove everything out of shower if it has see-through glass doors

___ Clean toilets and put the seats down

___ Hang only fresh and coordinating towels

BEDROOMS

___ Make the beds with white or neutral bedding, add some accent pillows

___ Remove everything off night stands and dressers

___ Remove personalized wall hangings

Do yourself a favor and start purging your unwanted clutter now! A few extra bags in your weekly trash pick up will save you money down the road. This is a picture of a \$250 pile of trash that was left behind by a seller. There were 6 bottles of used motor oil at the bottom, what a fun surprise! A local mechanic shop was gracious enough to take the oil off my hands but please don't leave this for your new buyer to deal with!

