

SELLER'S CHECKLIST

De-Clutter:

Review your home. Throw away, store away. Then do it again.

Organize:

Review. Throw away, store away, remove, and tidy. Everything.

Clean:

Deep clean from top to bottom. Windows, upholstery, carpet, refrigerator, oven - yes, buyers open them. Vacuum and wipe down everything. Empty trash daily.

Paint:

The least expensive, most effective thing you can do in addition to cleaning and organizing is paint. A fresh coat in a neutral color can enhance your property.

Brighten:

Light equals space. Prior to showings, wash windows, raise blinds, and turn on lights.

Add lamps to brighten dark rooms or corners.

Repair:

Make simple repairs such as paint and spackling touch ups, replace light bulbs, cracked windows, and fix leaky faucets.

Maintain:

Keep your front entrance and lawn neat and inviting with potted plants.

Remove:

Any personal property not included in the sale should be removed including lighting, window treatments, and pets; as well as all pet bowls and litter boxes.

Inspect:

Hire a professional, licensed inspector prior to putting your home on the market to find and eliminate potential problems before they become a buyer's issue.

Disclose:

By law, sellers must disclose existing structural and mechanical problems, flooding and other defects. Withholding this information can lead to litigation after the close of the sale.