

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.

