

## Tips to Prepare For a Showing (Client Perspective)

1. Clean front door
2. De-clutter
3. Make sure windows are open for fresh air & a good scent is left
4. Candles
5. Air fresheners
6. Fresh flowers in vase
7. Good, appropriate music
8. Cookies left to keep buyers in the house longer
9. Clean house
10. Fresh flowers on the table
11. Clear off kitchen countertops
12. Clean windows
13. Hire a designer to help arrange furniture & stage
14. Fresh coat of paint or touch ups
15. Repair obvious issues ex. squeaky door hinges
16. Make sure all lights are working & leave lights on, especially outside lights at night
17. Enhance views from windows if possible
18. Clear walkways
19. Shovel snow (front walks, front porch, driveway, back deck)
20. Welcome mat at front door
21. Have the heat on
22. Empty garbage & recycling
23. Have fluffy towels in the bathrooms
24. Empty mailbox
25. Leave RPR out if available
26. Community newsletter available on counter / school & park announcements
27. Ensure all appliances & garage door opener work
28. Put your "buyer" eyes on & see what's missing
29. Fix fence if needed
30. Remove any carpet stains
31. Steam clean carpets especially if the home has been smoked in
32. If necessary, remove old carpet & redo hardwood
33. No one home, remove tenants/owners/pets
34. De-personalize & remove family photos
35. Mow the lawn, weed the gardens, manicure flower beds
36. Remove evidence of pets ie) litter
37. Clean out fridge so no smells
38. Clear magnets off of the fridge
39. No personal notes lying around, including calendars with dates marked
40. Pack up the kids' toys
41. Open all window coverings to let in natural light
42. Sort & organize storage areas (garage & basement)
43. Have home inspection done (evaluate roof, furnace)

