



## Open House/Showing Checklist for Sellers

You're going to be officially "on the market" soon - what does that mean? Your house will be LIVE in MLS, Zillow, Redfin, all the websites. Now it's time for Open Houses and showings. Are you ready? Here is a handy checklist with things to keep in mind so your home stays in tiptop showing shape and we get it SOLD.

- Pets - As we discussed, pets need to be gone for showings so hopefully they will all occur on Thursdays-Sunday, we will take other requests if needed on a case by case basis.
- Lights
  - Turn on all lights before Open House and All Showings
  - Check all light bulbs inside and outside lights regularly and immediately replace, if necessary. Tip: *No fluorescent, use soft bulbs, make sure they are all the same.*
- Windows
  - Keep them clean.
  - Keep all blinds and curtains open before Open Houses and All Showings.
  - Plantation shutters should just have slats open, not the shutters pulled out.
- Bathroom Upkeep
  - Make sure toilet seats are always closed. Keep staging towels folded and in place, tuck your real towels in your closet. Keep toiletries out of sight for showings (put toothbrush etc in drawers, hand soap is ok to stay).
- Bedroom
  - Make your beds every day.
  - Keep Laundry tucked away.
  - Keep clothes hung up, no piles.
- Kitchen.
  - Keep all drawers closed.
  - Keep counters clear of food except a fruit bowl, keep countertop appliances to a minimum
  - Keep sink clear of dirty dishes during open house and showings.
  - Dish racks out of sight.
  - Keep refrigerator fresh, dispose of any older food that could cause odor.

- Empty trash frequently, bad smells can kill a sale.
- Do not store anything on top of the refrigerator and remove any magnets, etc.
- Avoid cooking with strong seasonings and be aware evening showings could interrupt meal times so plan accordingly.
  
- Outside
  - Keep grass mowed weekly and plants watered, but not drowned.
- Personal items
  - Keep any paperwork, bills, mail, office type items hidden in a drawer.
- Jewelry
  - Don't leave any valuable jewelry visible, ideally have it locked away or offsite.
- Prescription drugs
  - also have these locked up or off site.

Be prepared for last minute showings. We will ask for one hour but sometimes people stumble up on houses and could ask. It's ok to say no but try to accommodate everyone.

Some weird things might happen like a back door unlocked or you'll see your toilet has been used. It's weird but try to understand.

I will put signs up reminding people to wear booties and lock doors.

I will be here for you every step of the way!

Coral