



1. Curb Appeal : First Impressions Matter

- Pressure wash walkways & driveways
- Trim bushes, mow the lawn, add fresh mulch
- Repaint or clean the front door.
- Upgrade house numbers, mailbox, & light fixtures for a fresh new look

 **Pro Tip:** Buyers decide within 8 seconds if they like a home. Make those first seconds count!

2. Declutter & Depersonalize

- Remove family photos & personal decor (buyers need to envision themselves there)
- Clear off kitchen & bathroom counters - less is more!
- Store away excess furniture to make rooms feel spacious
- Organize closets- buyers WILL peek inside!

 **Pro Tip:** Less clutter = bigger-looking spaces!

3. Deep Clean Like a Pro

- Wash windows inside & out for maximum natural light
- Wipe down baseboards, ceiling fans & air vents
- Deep clean carpets or consider replacing if badly worn
- Scrub bathrooms & kitchens until they sparkle (grimy grout is a turnoff!)

 **Pro Tip:** I may know a guy to help with this ;)

4. Minor Repairs That Make a Big Impact

- Fix leaky faucets & running toilets
- Touch up scuffs on walls & repaint in neutral colors



4. Minor Repairs That Make a Big Impact...Continued

- Replace outdated cabinet hardware & light fixtures
- Ensure all doors & windows open/close smoothly

 Pro Tip: Small fixes can make buyers feel a home is “move-in ready” instead of a fixer upper!

5. Stage for Success

- Arrange furniture to create open, inviting spaces
- Add fresh flowers or a bowl of fruit for a welcoming touch
- Use soft, neutral bedding & towels in bedrooms & bathrooms
- Let in as much natural light as possible - open curtains & blinds

 Pro Tip: A well-staged home can sell for up to 10% more!

6. Smell Check: Create a Welcoming Atmosphere

- Remove pet odors, musty smells, or strong food scents
- Avoid heavy air fresheners -opt for subtle, natural scents
- Bake cookies or simmer cinnamon before showings for a cozy feel

 Pro Tip: Smell is the FIRST thing buyers notice when they walk in!

7. Final Walkthrough Before Showings

- Make beds & put away laundry
- Empty trash cans & tuck away pet bowls/litter boxes
- Set the thermostat to a comfortable temperature
- Play soft instrument music for an inviting ambiance

 Pro Tip: Walkthrough your home as if you're a buyer- what stands out?

**Not sure what YOUR home needs before listing?
Send me a photo, and I'll share personalized tips on what to focus on!**