

SELLER'S CHECKLIST:

A TIMELINE TO PREP YOUR HOME FOR SALE

AS SOON AS YOU THINK OF SELLING

- Contact Your Real Estate Agent
- Address Major Issues and Upgrades

1 MONTH (OR MORE) BEFORE YOU LIST

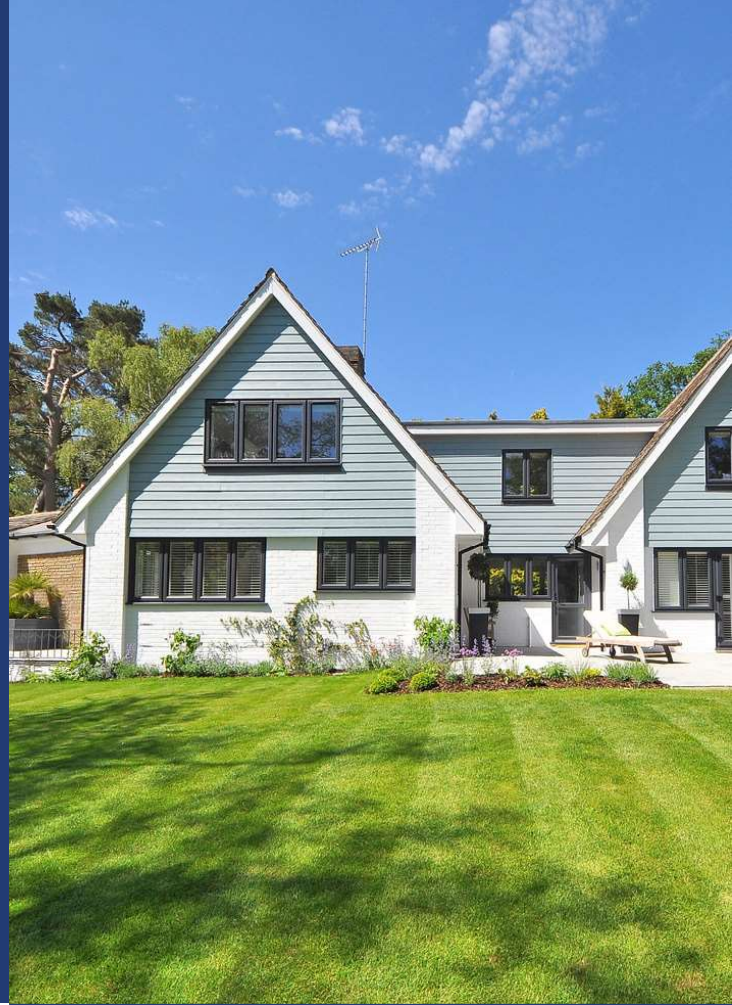
- Make Minor Repairs
- Refresh Your Spaces
- Declutter and Depersonalize

1 WEEK BEFORE YOU GO TO MARKET

- Deep Clean Interior
- Exterior Preparations
- Pre-Photo Checklist & Agent Walkthrough

DAYS OF SHOWINGS

- Pre-Showing Prep



Even a strong seller's market doesn't mean your home is guaranteed to easily sell. If you want to maximize your sales price, it's still important to prepare your home before putting it on the market.

Start by connecting with a real estate agent as soon as possible. Having the eyes and ears of an insightful real estate professional on your side can help you boost your home's appeal to buyers. Beginning the preparation process early allows you to tackle repairs and upgrades that can **increase** your property's value.

Use this checklist to figure out what other tasks you should complete in the months leading up to listing your home. While everyone's situation is unique, these guidelines will help you make sure you're ready to sell when the time is right. Of course, you can always call me if you're not sure where to start or what to tackle first. I can help customize a plan that works for *you*.

AS SOON AS YOU THINK OF SELLING

Whether you have months or weeks to plan your move, these first steps will help you get ahead.

- **Contact Your Real Estate Agent:** I go the extra mile when it comes to servicing my clients, and that includes a series of complimentary, pre-listing consultations to help you prepare your home for the market.
- **Address Major Issues and Upgrades:** Give yourself ample time to address any significant structural, systems, or cosmetic issues that could limit your home's sales potential. I can guide you on the renovations that are worth your time and investment.

1 MONTH (OR MORE) BEFORE YOU LIST

Turn your attention to the minor updates that play a major role in how buyers perceive your home.

- **Make Minor Repairs:** Tackle the ones you can and be sure to call a professional for any repairs you're not comfortable doing yourself. I can refer you to local service providers who can help.
- **Refresh Your Space:** Fresh paint, new lighting and new linens can make a major difference. Staging is also important. I can connect you with a local stager or offer suggestions if you prefer the DIY route.
- **Declutter and Depersonalize:** Start by donating or discarding possessions you no longer want or need. Then pack up any seasonal items, family photos,

and personal collections you can live without for the next few weeks. Stack totes and boxes neatly out of the way. *Bonus: This will give you a head start on packing for your move!*

1 WEEK BEFORE YOU GO TO MARKET

Now it's time to focus on the small details that will really make your home shine.

- **Deep Clean Your Interior:** Your house should be deep cleaned before hitting the market, including steam cleaning for all carpets. Also take some time to tidy up the inside of closets, pantries, and cabinets.
- **Exterior:** Make sure your lawn is freshly mowed, hedges are trimmed, and flower beds are weeded. Add potted flowers or seasonal decorations. If you haven't already, empty gutters and wash siding. All yard clutter should be cleaned up.
- **Pre-Photos & Agent Walkthrough:** We'll connect again to make sure your home is photo-ready, we're aligned on the listing price, and that you're prepared for going active on the market.

DAYS OF SHOWINGS

Take care of these finishing touches to give buyers the best possible impression.

- **Pre-Showing Prep:** Tidy up by vacuuming and sweeping floors, emptying trash cans, and wiping down countertops. Open blinds to let in as much light as possible. Remove personal toiletry items from sight and make sure the bathrooms are spotless. Don't forget to secure firearms, prescription medications, and items of value in a safe or off-site. Finally, it's best to have pets out of the house during showings.

DON'T WAIT TO PREP YOUR HOME FOR SELLING

If you want to get top dollar for your home, don't put it on the market before it's ready. The right preparation can make all the difference when it comes to maximizing the offers you get! Call me for a consultation if you're thinking about selling your home, even if you're not sure when. It's never too early to seek the guidance of a real estate professional and start preparing your home to sell.



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