

Checklist:

OUTSIDE:

- Front yard is neat, the grass mowed and the leaves swept away.
- Toys, bicycles, trash cans put away and be sure the cars are out of the driveway.

KITCHEN:

- Island and countertops clear to emphasize counter space
- Remove toaster, microwave, coffee pot, knife block, can opener, hand mixers, etc. (small appliances make counter space disappear)
- Refrigerator clear of sports schedules, school lunch menus and magnets. It distract buyers and make the room seem cluttered.
- Remove kitchen garbage can.
- Empty the sink, put the soap, dishes and sponges away, at least for the photoshoot .

BATHROOMS:

- Shower/bath items should be placed under the sink for the photoshoot.
- Clear counters of electric toothbrushes, WaterPics, pill bottles, soaps etc.
- Toilet lids down.

ALL ROOMS:

- Make sure all the bulbs are working properly (kitchen, bathroom, hallway and bedrooms)
- Items not included in the sale of the home should be out of view. This naturally includes cash, jewelry and valuables.
- Open window blinds and drapes to reveal the view unless your real estate professional has advised you otherwise.
- Turn all inside lights on. This makes the room feel clean and large
- As much as possible clear floors of stuff (mats, rugs, dog beds, tv tables etc.)
- Make the beds, clothes in the hamper and shoes in closet.
- Conceal garbage containers.
- Open doors between rooms to give an open feeling and ensure all rooms are included in the tour.
- Remove pet food bowls and toys, and conceal pets.
- We can edit/smudge expensive artwork on the tour. Please tell us ahead of time.
- We can't assume liability for moving furniture, etc. The property will be photographed **as is**. Ask your real estate professional which things, if moved, would improve the tour (and subsequent showings).
- Conceal cords. They indicate lack of outlets
- Baskets of slip-on shoe covers: Out of sight where you'll remember them
- For sale sign should be out of view

First impressions are **everything**, and these points will help make your property outshine the competition.

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