

This list of tips is compiled to help you get your property looking its best. **Not all tips are required, but please consider doing the following:**

## 1 PRIOR TO APPOINTMENT DAY

### EXTERIOR PREP

- CUT GRASS** - Have your yard serviced. (mowed, edged, blown, leaves bagged, etc.)
- HEDGES & BUSHES** - Have them trimmed.
- FLOWERBEDS** - Pull weeds. Fresh mulch is ideal.
- POOLS / HOT TUBS** - Remove covers. Scrub walls and vacuum. Clear water (not murky).
- GARDEN HOSES** - Coiled neatly or hidden.
- DECORATIONS** - Minimize holiday decor.

### INTERIOR PREP

- REPLACE BULBS** - Check all lighting and replace bad bulbs. Keep bulbs consistent (avoid having a mix of bulb colors / wattages in same fixture).
- PAINT TOUCH UP** - Touch up scuffs and chips.
- CARPETS / RUGS** - Vacuum, and remove stains.
- DUSTING** - Check fan blades for dust. Light dust will likely not show, but the cleaner the better.
- DE-CLUTTER** - Less is more!  
**Remove the following:**
  - Rarely used items on countertops (kitchen / bath)
  - Magnets and notes from fridges.
  - Bath products from tubs / showers.
  - Personal items from tables, desks, dressers, etc.
  - Family portraits you don't want recognized.
- GARAGE / CLOSETS / PANTRY** - Photos of these are optional. Hide items you don't want seen here.

*Daily use items will need to be removed on appointment day. Try to keep those items to a minimum in order to save time the day of.*

## 2 ON APPOINTMENT DAY

### EXTERIOR PREP

- DRIVEWAY** - Vehicles in garage, or on street (Preferably not directly in front of the house). Garbage cans and other unsightly items should be hidden out of view.
- POOL / HOT TUB** - Turn on water features such as waterfalls, etc. Skim floating debris. Hide cleaning supplies (brushes, nets, vacuum, chemicals, etc.)
- PATIO / PORCH** - Straighten outdoor furniture (tables, chairs, cushions, etc.). Sweep up debris.
- SPRINKLERS** - Turn them off.

### INTERIOR PREP

- KITCHEN DE-CLUTTER** - Clear countertops. **Remove the following:** Paper towels, utensils, rags, drying racks / pads, dishes, pots, pans, personal items, trash can, etc.  
Straighten items remaining. Wipe appliances clean.
- BATHROOM DE-CLUTTER** - Clear countertops. **Remove the following:** Towels, robes, rags, loofahs, shampoos, conditioners, soaps, tooth brushes, personal items, meds, etc.  
Hide trash can. Wipe mirrors / glass. Full TP roll.  
\*Decorative towels, hand soap, and decor are OK)
- LAUNDRY ROOM** - Remove loose laundry and baskets. Tidy or hide remaining items / products.
- DINING ROOM** - Straighten table / chairs.
- BEDROOMS** - Make beds. Tidy all other areas. Clear dressers / nightstands. Hide chargers / cords.
- DOORS** - **Open** interior doors. **Close** closet, pantry, garage doors, and rooms you don't want entered.
- WINDOWS** - All blinds should look uniform. Open blinds to 90° position, or raise completely. All curtains / shades open and looking proper.

## 3 RIGHT BEFORE APPOINTMENT

- ALL LIGHTS ON**  
Cabinet / stove lights too.
- ALL FANS OFF**
- HIDE PET ITEMS**  
Bowls, litter boxes, beds, toys, etc.
- TOILET LIDS CLOSED**
- GARAGE DOORS CLOSED**
- NO VEHICLES IN DRIVEWAY**