



PREPARING YOUR PROPERTY TO SHOW (Five Point Check List)

Enhance the Yard

- Keep Lawn neat and tidy.
- Plant Extra Flowers for color.
- Trim shrubs and upgrade landscaping.
- Repair driveway, sidewalks of step areas.
- Pressure wash driveway, porch, patio, and pool deck.

Enhance the Exterior

- Paint the front door.
- Replace any cracked glass bevels.
- Polish and relacquer brass door hardware.
- Consider painting wood trim.
- Replace faded house numbers.
- Check roof shingles and down spouts.
- Wash windows and screens.
- Clean garage, reduce clutter.
- Replace old welcome mat.
- Check condition of mail box and post.

Enhance the Interior

- Perform spring cleaning. Clean houses sell more easily and for a higher price.
- Add light to all rooms; change to high-intensity bulbs if the room is dark. The warm, friendly glow of well-lit rooms is an instant welcome.
- Brighten things up with fresh paint. Pale, neutral shades make a room seem larger and lighter.
- Clean closets to make them appear larger.
- Clean or replace carpets. You may not recover all of the cost, but your house will sell faster.
- Clear kitchen counters of appliances and miscellaneous items. Clear counters appear more expansive.
- Organize kitchen cabinets and leave them looking clean and spacious.
- Clean cook tops, replace burner rings and drip pans if needed; auto-clean ovens frequently.
- Polish all bathroom fixtures and mirrors.
- Clean all tile grout; regrout if necessary.
- Clean fireplace(s).
- Clean air conditioner return-air grills and replace filters. Keep room temperatures a little cooler than normal.
- Make your house more inviting by placing freshly cut flowers in several rooms.
- Be aware of cooking or pet odors; keep your house well ventilated and freshen rooms with air fresheners and potpourri.
- Eliminate any clutter.

Extra Efforts

- Repair doors and windows that stick; replace all "foggy" glass resulting from broken vapor seals.
- Tighten loose doorknobs, towel racks, cabinet handles and switch plates.
- Check all plumbing; fix leaky faucets and clean away water stains.

Showings

- Delightful aromas add to the ambiance of your house. Scented candles or potpourri welcome any prospective buyer.
- Turn on intercom/stereo in all rooms, playing soft music.
- Turn on all lights for a bright and welcoming appearance.
- Confine your pets; people could be afraid of, or allergic to, animals.
- Don't allow buyers into your property unless arrangements have been made by RE/Max according to the showing instructions you have given Freida and Susie.