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PREPARE *for* SHOWINGS & OPEN HOUSES



We've all watched a little HGTV, so we know that we only have one chance to make a first impression. I want you to be prepared and have an action plan in place when I call or text to schedule your showings or an open house. For those of you with children or pets, this may be a challenge with a short notice showing, so it's best to stay in front of those last-minute (or regularly scheduled) showing appointments.

Here are 8 ways to make sure you are putting your best house forward:

1. QUICK DUST AND SWEEP

Sweep the kitchen, bathrooms, entry way. If needed, use a cleaning towel or sponge to clean any spots or debris. Give your baseboards a quick once over, and don't forget the window seals, too! A quick wipe down of the furniture, TV screens and computer monitors can help make each room shine.



2. SPARKLY COUNTERTOPS IN THE KITCHEN AND BATHS

All counters should be clean and clear. Remove all of the clutter as well - this includes small appliances, knick-knacks and odds & ends. Setting out some fresh towels is a nice touch, too!

3. MAKE THE BEDS AND FLUFF THOSE THROW PILLOWS

All the beds in the home should be made. If your bedspreads have seen better days, consider updating with something fresh and neutral. Same for throw pillows - if they are looking a little tired, some new ones will go a long way.



4. GARBAGE CANS AND PET SUPPLIES/ FOOD/BEDS

All garbage cans need to be empty. Consider washing them once a week and give them a quick spray of disinfectant to cut down odors. Have a special area designated for your kitty or puppy food, litter box, toys, etc.



5. VACUUM CARPETS

Give the carpets a quick once over to fluff them up. Focus your efforts on the entry and living room.

6. LET THERE BE LIGHT

A dark home is gloomy. Turn on the lights (if you are home before the showing), open the drapes and blinds to brighten the rooms and also be sure your windows are clean.



7. LOAD THE DISHWASHER, WASHER AND DRYER

Clear the dishes off the counters and sinks by loading the dishwasher, but do not start the cycle if it will be running during the showing. Clothes should be picked up and either placed in a hamper or loaded into the washer and dryer. Again, do not start the cycle if it will be running during the showing.

8. PICK UP EVERY ROOM AND MAKE SURE YOUR FRONT DOOR, PORCH AND PATIO ARE LOOKING SHARP

Work backward from the entry point of the home to the furthest bedroom picking everything up off the floors and counter surfaces.



ONE LAST THING: REMEMBER TO SET OUT YOUR SIGN-IN SHEET AND MARKETING MATERIALS.

I follow up with each agent after a showing and send you the unedited feedback as soon as I receive it. Sometimes it comes in quickly and sometimes it takes multiple requests. I promise to share information with you promptly. As always, if you have any questions or specific concerns, please do not hesitate to call or text.