



Home Prep + Pricing Checklist

1. First Impressions Matter (Curb Appeal)

- ☐ Power wash exterior, driveway, and walkways
- ☐ Mow lawn, trim bushes, edge sidewalks
- ☐ Add fresh mulch and seasonal flowers
- ☐ Paint or clean front door; replace old hardware
- ☐ Fix or replace house numbers and mailbox

2. Interior Clean & Declutter

- ☐ Deep clean entire home (floors, windows, walls, baseboards)
- ☐ Declutter countertops, closets, shelves, and garage
- ☐ Remove excess furniture to open up space
Depersonalize (family photos, bold décor, personal items)

3. Minor Repairs & Upgrades

- ☐ Fix leaky faucets, loose handles, and squeaky doors
- ☐ Repaint walls in neutral colors
- ☐ Replace outdated light fixtures or cabinet hardware
- ☐ Repair or replace damaged flooring
- ☐ Test and service HVAC, water heater, and appliances

4. Set the Stage

- ☐ Professionally stage your home or DIY staging basics
- ☐ Add warm lighting and fresh linens
- ☐ Use mirrors and rugs to enhance space and flow
- ☐ Set dining table or arrange cozy spaces to tell a story

Schedule your free homeseller consultation today!

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5. Smart Pricing Strategy

- ☐ Get a Comparative Market Analysis (CMA) from your real estate agent
- ☐ Consider recent local comps and your home's condition
- ☐ Factor in upgrades or deferred maintenance
- ☐ Decide whether to price aggressively or with negotiation room
- ☐ Understand your local market (buyer's vs. seller's market)

6. Pre-Market Prep

- ☐ Schedule professional photography
- ☐ Order pre-inspection (optional but helpful)
- ☐ Collect HOA docs, utility info, warranties, etc.
- ☐ Prepare property disclosure form
- ☐ Create a timeline for listing and showings

**You've got the checklist —
now let's put it into action.**

Don't navigate the selling process alone. Whether you're a first-time seller or ready to buy, we're here to guide you every step of the way.