

Sellers Checklist



Selling your home can be a long and complicated process. However, it can be easier with the help of a professional Real Estate Agent. In addition to a great marketing plan, preparing your home and knowing what to expect throughout the sale of the home is key to a smoother real estate transaction.

Therefore, I created this general checklist to help you with the process by providing you with a guide for closing on your home.

Be prepared to keep your home show ready. Making a small investment can help you get more money on the sale of your home. We will complete a walkthrough consultation on your home to make sure the things on this list are taken care of prior to putting your home on the market.

Price Checklist

- CMA (Comparable Market Analysis)
- List any needed repairs needed
- Obtain estimates for any needed repairs
- Will repairs increase the value?
- Make a list of features that will sell your home.
- Calculate your net proceeds with a sellers net sheet

Preparing Checklist

- Remove clutter on the exterior and interior
- Prune trees & bushes
- Lawn Maintenance
- Repaint, refinish or replace front door
- Touch-up paint on the exterior trim
- Fix any broken windows
- Remove all safety hazards
- Clean and repair pumps and filters for swimming pools, Jacuzzis and hot tubs
- Remove excess furniture, pictures and collectibles
- Clear counters and tables except for accent pieces
- Clean fireplace and any crawlspaces
- Clean litter boxes and any pet smells
- Remove mildew
- Make necessary repairs

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- Clean Gutters
 - Inspect and clean chimney
 - Repair/replace worn shingles
 - Power wash the exterior, if needed
 - Check foundation for cracks and repair
 - Caulk windows, tubs, showers and sinks
 - Check all toilets and faucets for leaks
Clean carpet
 - Touch up or repaint walls with neutral colors
 - Replace switches and outlets that don't work
 - Replace burn out light bulbs
- Check your city for requirements on selling (Inspections, transfer stamps)

Showing Checklist

- Flyers and brochures on the exterior and interior
- Check your curb appeal
- Yard Sign Installation
- Open House
- Put away valuables
- Freshen the house
- Photography
- Possible staging
- Online Advertisement including social media
- Video Advertising
- Virtual Home Tour
- Adequate lighting

Closing Checklist

- Finalizing utilities
- Ordering final water bill
- Wire Instructions
- Photo Id for the title company
- Schedule movers
- Arrange school transfers
- Fill out change of address card with postal service
- Make arrangements on any home warranty policies for transfer or purchase
- Notify family and friends of new address
- Finalize any HOA dues
- Transfer all keys to the new homeowner



"Let Me Tell U Sold!"
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