

Showing Instructions - Open House Check List

As your Professional Home Stager, I want to go over a few things to do before you show the house. This will make the most out of your potential buyer traffic and appeal to all of their senses while creating "Emotional Connection Points" for them to respond to throughout your home.

Curb Appeal

- ❑ Park cars down the street and away from driveway and front of house in order to give buyers clear picture of home
- ❑ Remove any front lawn debris, toys, trashcans, pet debris etc.
- ❑ Garage doors down and front door wide open
- ❑ Lay out "Emotional Connection Points" we have prepared: i.e. bench with pillows or bistro table with settings

Interior

- ❑ Quickly go through home and pick up any extraneous items i.e. toys, clothes
- ❑ Turn ON every light in the home and light candles (only in safe areas when you know your Realtor will be around)
- ❑ Open all blinds and window coverings for maximum light (unless there are privacy or view issues)
- ❑ Spray and wipe bathroom and kitchen counters
- ❑ Quick vacuum high traffic areas (if time)
- ❑ Fluff couch pillows, place throw strategically, organize coffee table
- ❑ Fire in fireplace if appropriate
- ❑ Close TV cabinet doors
- ❑ Turn on interior lights in china cabinet or shelves
- ❑ Set out dress towels in bathroom
- ❑ Toilet seats down
- ❑ Fluff beds and pillows in all bedrooms
- ❑ Keep music on low (use TV cable in order to keep uniform in every room)
- ❑ Always have fresh flowers on hand during home selling months and place them through out home (particularly in bathrooms and bedrooms)
- ❑ Bake chocolate chip cookies in oven and give to guests along with a pitcher of lemonade on tray or coffee brewing on a tray
- ❑ Ideally have windows open but make sure the home is comfortable temperature
- ❑ All ceiling fans should be on low
- ❑ All doors in house should be open as far as they can go EXCEPT closet doors (unless walk in)
- ❑ Set out "Emotional Connection Points" in each room; ie set out kitchen place settings, bed tray, patio trays etc.
- ❑ Remove any pet dishes, litter boxes completely
- ❑ Empty all garbage cans (especially in kitchen)
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