

# Tips to Prepare for an Open House

Preparing your home for an open house can make all the difference for prospective buyers. You want your home to make a great first impression. Feel free to utilize this checklist:

## **General Preparation:**

- Create a bright, cheerful environment.
- Open curtains and blinds and turn on lights in all rooms and closets.
- Adding fresh baked cookies and putting out some fresh flowers is awesome!
- Water interior plants and remove old/dead plants and flowers.
- Put away valuables, money, jewelry and medicines in a safe or concealed place!
- Remove photos of children from walls, tables, etc.

## **Entryway:**

- Remove all clutter from entry; this is your first impression!
- Have a clean welcome mat and clean all windows and mirrors.

## **Bedrooms:**

- Make beds, organize clothes, toys and closets, straighten up pillows and bedspreads.
- Clean wastebaskets, dust blinds, doors, shelves and floors, vacuum carpets.
- Open all blinds and hang them to a uniform height.

## **Bathrooms:**

- Hang clean hand towels, put out fresh soap in clean soap dishes.
- Remove all personal hygiene products from vanity and close the commode lids.
- Put out a fresh box of tissues and toilet paper.
- Clean bathtubs, shower stalls, vanities, sink areas, mirrors and medicine cabinets.
- Install new shower curtains, if necessary.
- Remove mildew from walls and caulking.

## **Kitchen:**

- Clean countertops, stovetops, refrigerator doors and handles.
- Clean the kitchen sink and put away all dishes.
- Make sure everything shines including your windows!

## **Dining Room:**

- Consider setting your dining room table with linen and stoneware.
- Place an attractive centerpiece on your dining room table.
- Dust the light fixtures and replace all burned out bulbs, dust china cabinets.

**Living Room, Family Room and Den:**

- Dust, polish, vacuum and clean floors and furniture.
- Adjust couch cushions and pillows.
- Clean up wood around the fireplace and light your fireplace during cold weather.
- Dispose old newspapers and mail.
- Organize bookshelves, reduce all clutter.

**Basements, Attic, Laundry Room, Porches and Decks:**

- Reduce clutter, sweep, dust and organize all areas.

**Yard / Garage:**

- Mow the lawn, sweep up clippings.
- Scoop the poop.
- Reduce clutter, sweep, and organize all areas.
- clean flower beds/borders.
- Make sure all pet and garbage odors are removed from your property.
- Make sure any annoying pets are placed out of the house.

**Other Preparation Suggestions:**

- Utilize Agent to post your Open House on their website(s) at least one week in advance.
- Utilize Agent for other advertising such as FB, IG, newspaper, etc., if desired.
- Ask Agent to print out 10-15 Property Displays for prospective Buyers.
- Utilize Agent to prepare/print a Buyer Registry sign-in sheet.
- Ask a Lender to prepare various Good Faith Closing Cost Estimates to help Buyers calculate closing costs and monthly mortgage payments.
- Prepare a table near your foyer, kitchen or dining area for guests to sign in. On the table, place our Buyer Registry, a pen, your Property Display Sheets and Good Faith Closing Cost Estimates.
- Agent will post Open House directional signs in your neighborhood to your house.
- Agent will post our Open House sign in your front yard.
- Prepare some cookies, snacks and beverages, if desired.
- Turn on all indoor lights, open all blinds and curtains, and be ready to welcome Buyers.

Remember a well-prepared an properly priced home sells itself!