

Active Seller's Plan

Showings Checklist



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REALTY PLUS
INDEPENDENTLY OWNED AND OPERATED, BROKERAGE

Active Seller's Plan

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Showings Checklist

(See digital copy for hyperlinks)

If you can, and if an option, we highly suggest you move out of your home during the initial week of it being on the market to maximize showings so you don't feel displaced.

If this is NOT an option, please advise us of your exact schedule so that we can block off any days/ times that won't be permissible for showings to take place.

Some things to think about for prepping for showings, a list of nice-to's, not musts.

- ABOVE ALL ELSE ---- ALLOW ALL SHOWINGS, even if it seems irrational or is inconvenient, with short notice. Remember it only takes ONE buyer to buy your home
- Sometimes if you refuse a showing that person might not come back. It's likely that the most amount of interest is going to come in the first few days, so more showings mean the more likely that you will see offers, and the earlier the offers come in the more likelihood of them being close to asking price.

Sometimes moving out for the first week can make sense, when possible.

- Remove cars from driveway
- Leave the house - go for a walk! Or get your errands done
- Leave some cookies and/ or waters on the table/ counter
- Clean all counters / sinks
- Blinds open/ weather permitting windows too
- Clean (includes: Vacuum/ mop/ Clean appliances/ all windows)
- Remove ALL waste bins.

- Leave all lights on
- Easy listening music
- Detail the Landscaping.
- Take the Pets and kids
- Don't spray air fresheners- Instead Bake a pie, leave out some water + cookies + candy
- Light a fire (winter)
- Seasonal photos out on the table
- The right temperature - 70 f / 21 c
- Toilet seats down - toilet brush and plunger are hidden
- Extra property flyers
- Put valuables, jewellery, passports, financial information, bank statements and other financial information out of sight
- Have property tax, gas, electric and water bills available for buyers to inspect
- Make sure your home is immaculate; a clean house will reassure buyers about the general condition and upkeep of the house
- Be conscious of smells within your home.

**Next Article:
How to Manage
Showing Appointments**



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