
SELLER'S PRE-LISTING CHECKLIST

Everything you need to prepare your home for a successful sale

Preparing your home before it hits the market is the single best way to attract strong offers and avoid surprises along the way. Use this checklist as a starting point, and lean on Karen and Shawn to prioritize what matters most for your specific home and neighborhood.

YOUR CHECKLIST

- ☐ Meet with your agent for a market analysis and pricing strategy
- ☐ Gather deed, survey, HOA docs, warranties, and repair records
- ☐ Declutter and depersonalize each room – prepare for Staging
- ☐ Address deferred maintenance (leaks, doors, caulk, bulbs)
- ☐ Schedule a deep cleaning of carpets, grout, windows, pressure wash, and fixtures
- ☐ Make cost-effective refreshes (paint, hardware, lighting)
- ☐ Boost curb appeal — lawn, landscaping, entryway, front door
- ☐ Maximize natural light throughout the home
- ☐ Schedule professional photography once show-ready
- ☐ Plan for pets, daily life, open houses, and short-notice showings
- ☐ Align with your agent on timeline and next steps

QUESTIONS? LET'S TALK.

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