

SELLER'S CHECKLIST:

TIMELINE TO PREP YOUR HOME FOR SALE

AS SOON AS YOU THINK OF SELLING
Contact Your Real Estate Agent
Address Major Issues & Refurbishments

ONE MONTH (MIN) BEFORE YOU LIST
Make Minor Repairs
Refresh Your Design
Declutter & Depersonalize

1 WEEK BEFORE YOU GO TO MARKET
Check In With Your Agent
Tidy Your Exterior
Deep Clean Your Interior
Install Staging If Engaging

DAY OF SHOWING
Pre-Showing Prep

**DON'T WAIT
TO PREP YOUR HOME FOR SELLING**



Even in a strong seller's market, taking the time and effort to put your home's best foot forward makes good sense.

Maximize your home's appeal and you stand a much better chance of maximizing your profit.

Experienced, insightful real estate agents help sellers get top dollar by counseling best practices that will make your home shine.

Feel free to contact me should you wish to put my thirty-seven years of real estate experience, and the power of THE STACHE, to work for you.



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Managing Principal Broker: OR & WA

SELLER'S HOME PREP CHECKLIST



The Stache Method



AS SOON AS YOU THINK OF SELLING

Whether you have months or weeks to plan your move, these first steps will help you get ahead.

Contact Your Real Estate Agent: I go the extra mile when it comes to servicing our clients, and that includes a series of complimentary, pre-listing consultations to help you prepare your home for the market.

Address Major Issues and Refurbishments: Give yourself ample time to address any significant structural, systems, or cosmetic issues that could limit your home's sales potential. I can guide you on the renovations that are worth your time and investment.



ONE MONTH (MIN) BEFORE YOU LIST

Make Minor Repairs: Tackle the ones you can and be sure to call a professional for any repairs you're not comfortable doing yourself. I can refer you to local service providers who can help.

Refresh Your Design: A recent survey found that staged homes sold faster, and 73% sold over list price.¹ I can connect you with a local stager or offer suggestions if you prefer the DIY route.

Declutter and Depersonalize: Start by donating or discarding possessions you no longer want or need. Then pack up any seasonal items, family photos, and personal collections you can live without for the next few weeks. Bonus: This will give you a head start on packing for your move!

Source: 1. Real Estate Staging Association

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1 WEEK BEFORE GOING TO MARKET

Now it's time to focus on the small details that will really make your home shine.

Check-In With Your Agent: I'll connect again to make sure we're aligned on the listing price, marketing plan and any remaining prep.

Tidy Your Exterior: Make sure your lawn is freshly mowed, hedges are trimmed, and flower beds are weeded. If you haven't already, empty gutters and wash siding and windows.

Deep Clean Your Interior: Your house should be deep cleaned before hitting the market, including steam cleaning for all carpets. Also take some time to tidy up the inside of closets, pantries, and cabinets.

Install Staging: Empty, vacant homes sell slower and for less money; it's just that simple. They're like a steak without the sizzle! If staging is planned now's the time to get everything delivered and arranged.



DAY OF SHOWING

Take care of these finishing touches to give buyers the best possible impression.

Pre-Showing Prep: Tidy up by vacuuming and sweeping floors, emptying trash cans, and wiping down countertops. Open blinds to let in as much light as possible.

Don't forget to secure firearms, prescription medications and items of value in a safe or off-site.

Finally, it's best to have pets out of the house during showings.