The Seller Sparkle Effect

A practical home-preparation checklist from Kristin Kinyon

Start with first impressions

- ■ Mow, edge, trim shrubs, pull weeds and clear walkways
- ■ Sweep the porch, wash the front door and clean exterior light fixtures
- ■ Refresh the entry with a clean doormat and tidy landscaping
- ■ Wash windows and screens inside and out

Make every room sparkle

- ■ Deep-clean kitchens, bathrooms, floors, baseboards and appliances
- ■ Declutter counters, closets, cabinets and storage areas
- ■ Remove excess furniture and personal items to help rooms feel spacious
- ■ Replace burned-out bulbs and open curtains for natural light
- ■ Address odors, pet areas, fingerprints and scuffed surfaces

Prepare for photography and showings

- ■ Complete inexpensive touch-ups and minor repairs where worthwhile
- ■ Put away valuables, medications and sensitive documents
- ■ Make beds, clear countertops and hide trash bins and cords
- ■ Keep the lawn, entry and interior consistently showing-ready

Before you spend money

- ■ Ask Kristin which repairs, upgrades or staging choices are worth considering for your particular home
- ■ Prioritize safety, cleanliness, presentation and likely buyer expectations over unnecessary renovations

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Educational checklist only; loan programs and contract requirements vary. Consult your lender and other qualified professionals.

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