

# SELLER CHECKLIST

- Change smoke detectors
- Patch holes and paint, as needed
- Professionally clean carpets or replace, as needed
- Air Conditioner/Furnace serviced, cleaned, and filters changed
- Vacuum and wipe down all HVAC returns
- Clean bathroom grout, especially if white
- Declutter & depersonalize
- Weed and/or update landscaping, think curb appeal
- Clean out garage and unfinished spaces
- Clean light fixtures and windows
- Replace light bulbs
- Make sure the weather stripping is in place tight on doors and garage
- Put away all valuables and important items including jewelry, guns, medicine, banking and accounting statements
- Gather utility information, plat/survey, and extra key
- Ensure all exterior modifications were approved by the HOA management company
- Start putting together a list of improvements made over the last 3 years and cost of improvements
- Consider having your home professionally staged (Our Broker is a Certified Staging Professional!)

