

# Home Preparation Guide

It is said that “Web appeal is the new curb appeal.” First impressions are very important and most home buyers judge whether to visit a home in person based upon their first impression of the property via photographs.

## General Tips

- Thoroughly clean carpet, hard floors, countertops, and windows
- Turn all overhead and other lights on; including bedside lamps
- Replace all missing or burned out light bulbs using bulbs of same temperature; all LED, all CFL(compact fluorescent), or all tungsten in same room
- All ceiling fans, tv's, and computer screens OFF
- Open blinds and window treatments to let in natural light
- Remove personal photographs/replace with generic or landscape
- Make all beds perfectly
- Remove small rugs to reveal floors
- Place shoes and jackets in closets

## Front Exterior and Backyard

- Remove cars from driveway
- Manicure landscape
- Remove hoses, trash cans and basketball goals

## Kitchen

- Clear countertops, including knife blocks, toasters, and coffee maker; minimal decorations are ok.
- Clear refrigerator top and clear sides of photos and magnets
- Hide trash cans, remove dishes, sponges, and other items

## Dining and Living Rooms

- Use decorative place settings and/or one center piece; such as, flowers
- Remove child booster seats
- Remove stacks of magazines and mail
- De-clutter fireplace mantel
- Fluff and arrange furniture pillows

## Bedrooms

- Clear nightstands of personal items and charging cables
- Remove all clutter from dresser tops
- Remove family photos from walls
- Clean under beds, removing items that may show in the photographs

## Bathrooms

- Clear countertops completely; including soap, toothbrushes, etc.
- Close toilet seats
- Close closet doors
- Remove everything from showers and bathtubs; including shower caddies
- Leave out only new, unused, neatly arranged towels
- Remove floor mats