

## Better Showing Tips

Bring a repairs and showing checklist to give to the client so that their house will show better and sell faster for more money.

- Raising blinds and shades to open a room and bring in more light
- Painting, especially over flaws in the current paint. Replace with neutral colors when necessary
- Updating the landscaping - Plant blooming flowers and fresh greenery
- Staging the main living areas - dressing up the spare room, etc.
- Cleaning out cluttered storage areas
- Simplifying over-complicated decorations
- Fixing and replacing broken or burned-out light fixtures
- Vacuum the house
- Remove all smells – light candles
- Remove sight line impairments – make sure eyes are drawn to something appealing when entering a room
- Power wash siding and walkways
- Hang easy-to-read house numbers
- Mow lawn, and reseed or add fresh sod as needed
- Wash front windows
- Repaint or stain the porch floor as needed
- Style your dining room table
- Rearrange your furniture to make the room to look more inviting and spacious
- Make the master bedroom gender neutral
- Leave closets open
- Clean up toys
- Create a lifestyle people are searching for – play to the strengths of your neighborhood
- Stage the outside of your home including patio areas