

## Pre-Listing Checklist for Our Sellers

Getting your home ready for the market can mean a lot of work on the front end, but we can't understate the great results it will give you. Here's our comprehensive pre-listing checklist to help you prepare your home for sale:



**Beyond La Casa**

We Do Real Estate Differently

### Exterior Preparation

- Curb Appeal:**
  - Mow and maintain the lawn
  - Trim bushes and trees
  - Clean walkways and driveways
  - Freshen up paint on the front door and mailbox
  - Consider adding flowers or potted plants for a welcoming touch
- Repairs:**
  - Repair or replace damaged roofing or siding
  - Check gutters and downspouts for clogs or damage

### Interior Preparation

- Decluttering:**
  - Remove personal items, family photos, and memorabilia
  - Clear out closets and storage spaces (use them for packed boxes)
  - Organize and tidy all rooms
- Deep Cleaning:**
  - Clean carpets, floors, and baseboards
  - Wash windows inside and out
  - Scrub bathrooms and kitchens thoroughly
  - Dust ceiling fans, light fixtures, and vents
- Repairs:**
  - Fix leaky faucets, running toilets, and squeaky doors
  - Patch holes in walls and touch up paint
  - Replace burnt-out light bulbs and outdated fixtures
  - Take note of miscellaneous repairs/updates that may be needed to discuss with your agent. *\*It is recommended that you discuss upgrades and repairs with us before you decide to complete them. We can likely prioritize for your best return, save you time and money!*

## Staging Your Home

- Furniture Arrangement:**
  - Rearrange furniture to create open, inviting spaces
  - Stage key rooms: living room, kitchen, and master bedroom
- Neutral Colors:**
  - Consider repainting bold walls in neutral tones to appeal to a broader audience
- Highlighting Features:**
  - Ensure that any unique features (fireplaces, built-ins) are showcased
  - Set the dining table to create an inviting atmosphere

## Outdoor Spaces

- Enhance Patios and Decks:**
  - Clean outdoor furniture and arrange it to show usability
  - Power wash patios, decks, and walkways
  - Add outdoor cushions, lighting, or decorative elements

## Documentation

- Gather Important Papers:**
  - Compile recent utility bills
  - Gather warranties and manuals for major appliances
  - Have permits or records of improvements and repairs available
  - Gather survey and title docs from when you purchased the property

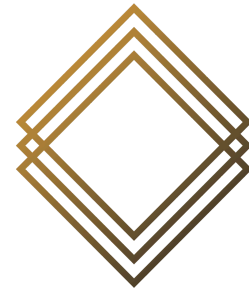
## Final Touches

- Odor Control:**
  - Remove any pet odors or strong cooking smells
  - Use air fresheners or bake cookies before showings for a welcoming scent
- Lighting:**
  - Open curtains and blinds to let in natural light
  - Ensure all rooms are well-lit for showings
- Temperature:**
  - Keep the home at a comfortable temperature for showings, especially during extreme weather

**Once you've completed this checklist, you are ready to prepare for photos!**

# Photography Checklist

Great photos are a great way to make a first impression. The process can also feel stressful and invasive. We are here to partner with you, prior to your photo shoot to make sure every room is picture perfect. Feel free to invite us over or text us pictures to ensure you are ready on photography day!



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## EXTERIOR

- Park vehicles out of the driveway and away from the front of the property.
- Trim up the landscape and blow off any walks and drives.
- Hide garbage cans out of sight.
- Check that any patio furniture is tidy.
- Put away pool toys and be sure that the pool is clean.
- Ensure all surfaces are clean and uncluttered.

★ Extra Attention : Pressure wash siding, walks, drives, decks, patios, etc.

## INTERIOR

- Clear countertops of clutter and small appliances.
- Remove papers and magnets from the refrigerator.
- Hide the garbage can.
- Clean and empty the sink; put away soap and sponges.
- Open window blinds and drapes to allow in natural light.
- Leave doors between rooms open.
- Turn on all light fixtures and ensure all bulbs work.
- Turn off all fans and televisions.
- Put down all toilet lids.
- Make the beds.
- Conceal pet food bowls, beds, toys and crates.
- Tuck/conceal any dangling cords.
- Put away shower/bath items such as soaps, sponges, toothbrushes, etc.

For personalized support and expert guidance, **contact Beyond La Casa** today! We're here to help you navigate the selling process and achieve the best possible outcome.