

Blend Luxury Real Estate

Home Seller "Checklist & Cheatsheet"



What do you need to do?

YOU'RE READY TO SELL! TAKE A FEW STEPS MORE.

LIVING ROOM, DINING, KITCHEN

- Rooms thoroughly vacuumed
- All surfaces dusted (i.e. dresser, TV, etc.)
- Extra furniture removed and store elsewhere Remaining furniture clean and in good condition
- Wood and other surfaces polished
- Bookshelves neat, organized and clutter-free
- Children's toys stored properly and neatly
- Fragile items and smaller valuables removed/locked away
- Window coverings open for views and sunlight
- Mirrors clean
- Fireplace clean and presentable
- All glass windows and doors spotless
- All chipped paint repaired
- Fix squeaky doors and window hinges
- Door latches and handles function properly
- Window and door screens are clean and without holes
- Countertops and surfaces cleaned/dusted
- Countertops clear and organized
- Refrigerator clean both inside and out
- Oven thoroughly cleaned
- Stove top clean and functional
- Sinks clean and faucets working properly
- Garbage disposal clear and in working condition
- Cupboards/pantry organized and clean

A few more things to do.

IT ALL COMES BACK TO YOU.

LIGHTS

- All light bulbs working
- All light switches working and no exposed wiring

FLOORS

- Floor dirt and stains removed
- Area rugs clean and stain-free

SHED, ATTIC, STORAGE

- Clean and well-organized
- Clutter and excess “junk” removed or stored neatly

YARD, DRIVEWAY

- The driveway, sidewalk and paths are clear of debris
- Lawn mowed
- Toys (i.e. bicycles) and lawn equipment stored out of sight
- Leaves, weeds and sticks removed from lawns and flower beds
- Trees pruned and hedges trimmed
- Lawn furniture clean and organized
- Firewood organized and neatly stacked
- Yard free of pet “deposits”

STRUCTURES

- The exterior of the home clean and in good condition
- Eaves, gutters and downspouts are clean
- Fences and decks are in good condition
- Sidewalks and pathways are in good shape

A thing about keys.

TRY TO FIND THEM ALL NOW.

KEYS

- Keys to the front door
- Keys to the shed
- Keys to any fence or gate locks
- Garage clicker
- Pool equipment keys or codes
- Ring video codes
- Security codes, keys or phone numbers
- Mailbox key
- Nest thermostat codes
- Any extra keys for anything
- Manuals and booklets





What to clean?

WE RECOMMEND A FULL HOUSE CLEANING, WINDOWS OPTIONAL

The advantage of a clean home is that it photographs better and shows great

Do I order any inspections or reports?

WE RECOMMEND NO.

We recommend letting the buyer take the lead on all inspections. We do not believe that a seller should pay to inspect a home that he or she is selling, including for termites.

Should I move out?

IN A PERFECT WORLD, YOUR HOUSE IS VACANT.

A vacant house sells much faster, and typically for more money, but it's not always possible to move out. If you are living in your home for sale, we recommend treating it like a hotel: it's always clean and presentable for a showing and you can go to "the lobby" with a short notice for any buyer's showing. Make it easy and nice to show!

What is the best investment I can make to sell?

PAINT AND FLOORS.

Painting and refreshed flooring is your best investment. We can help you pick the paint and even help you find a painter who's high quality. Refreshing floors may not mean "new" floors -- it could mean removing extra floor rugs and a good cleaning.



helpful hints

We are here to help.

Every listing commitment from us comes with a full preliminary tour to give you the best assessment on what your home needs, if anything, to garner you the highest return on your sale. We can have a customized to-do list for you within a day of meeting you.

Is there anything bad to anticipate?

We hope not! Our goal is to create a timeline for you that makes sense, from the date of signing a listing agreement to the day of closing. Bad news is never welcome. The best we can do in the middle of your listing is to screen all offers and lenders, offer you the best advice, and help you steer clear of road blocks. Hundreds of millions sold! Let us help.

Call us anytime.

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What's next?

You need a listing presentation to make a fully informed decision on selling and when to sell, the cost involved and the expectations for closing. Invite us into your world and we'll set up a time for an in-person or digital meeting, and can be done in 30 minutes.