Preparing for Property Showings

✖ When you leave in the morning or during the day, leave it as if you know it is going to be shown. It's difficult sometimes and might even mean you have to get up a little earlier in order to take care of these important items. You never know when the right person is going to look at it, so you must always be ready for them. Consider hiring a cleaning service to help. A spotlessly clean home is essential; dirt and grime will discourage a buyer faster than anything

✖ Store safely away valuables, medication, weapons and money – showing agents are not liable; very hard to stay on top of all people during open house or showings in practice when marketing. Although the prospects will be accompanied by an agent and incidents are virtually nonexistent it's impossible to watch everyone at every moment...why invite problems or promote temptation?

✖ Everything should be neat, clean and uncluttered

✖ Open blinds, drapes and shades - let the light in

✖ Turn lights on, especially in dark areas such as hallways and baths

✖ Turn on air conditioning so house temperature is comfortable

✖ Open bedroom and bathroom doors

✖ Keep toilet seats closed

✖ Pick up newspapers and magazines

✖ Make the beds. Pick up any clothes

✖ Wash dishes. Dishwasher should be empty, or at very least cycle finished. Clear counters of unnecessary appliances or clutter

✖ Take out the trash

✖ Set the kitchen or dining table

✖ Turn TV off

✖ Turn loud music off; soft music on very low is nice

✖ Keeps pets outside or out of the way. Some people may be fearful or allergic

✖ Turn on lawn sprinklers for 30 minutes before showing to give lawn and garden sparkle

✖ And you, the seller, should walk outside or run an errand; buyers are more likely to share their true feelings without the seller being present. If staff must remain ensure they are out of the way and look busy or preoccupied

Shawn is one of few agents who can guide you through an uncertain market
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