

# **Seller Home-Prep Checklist**

## **Full-Service 1.5% Listing Program – Florida Prestigious Homes**

Use this checklist to get your home show■ready before professional photos, showings, and open houses. A well■prepared home can sell faster and help you maximize your net proceeds.

### **1. Numbers, Paperwork & Timing**

- Gather your most recent mortgage statement and any home equity loan information.
- Locate HOA documents, association contact info, and any rules buyers should know.
- Make a list of major updates and repairs (roof, HVAC, water heater, windows, etc.).
- Note any special assessments, CDD fees, or solar payments that affect monthly costs.
- Decide on your ideal timeframe for moving and any blackout dates for showings.
- Request a custom net sheet so you can see your estimated bottom line with the 1.5% listing fee.

### **2. Declutter, Depersonalize & Organize**

- Remove excess furniture to make rooms feel larger and easier to walk through.
- Clear countertops in the kitchen and bathrooms, leaving only a few simple, clean items.
- Pack away personal photos, collections, and highly personalized decor.
- Organize closets and pantry – buyers will open doors to check storage space.
- Remove or neatly store visible cords, chargers, remotes, and small electronics.
- Pre-pack items you won't need in the next 60–90 days to reduce visual clutter.

### **3. Cleaning & Minor Fixes**

- Schedule a deep clean or thoroughly clean the home (floors, baseboards, doors, vents, fans).
- Wash windows inside and out; open blinds and curtains to maximize natural light.
- Touch up scuffed walls, doors, and trim with neutral paint where needed.
- Repair minor items buyers will notice (loose handles, leaky faucets, missing outlet covers).
- Replace burnt■out light bulbs and use consistent daylight bulbs where possible.
- Make sure toilets, tubs, and showers are spotless and free of mildew or stains.

### **4. Curb Appeal & Exterior Prep**

- Mow the lawn, trim bushes, and remove weeds from flower beds and walkways.
- Add fresh mulch or pine bark where needed for a clean, finished look.
- Sweep driveway, sidewalks, entryway, and patio/lanai areas.
- Remove cobwebs, dirt, and debris from the front door, porch, and exterior lights.
- Consider a light pressure wash for driveway, walkways, and front entry if needed.
- Store trash cans, hoses, and yard tools neatly out of view.

### **5. Photo Day Checklist**

- Open all blinds and curtains; turn on every light in the home.

- Hide personal items in bathrooms (toothbrushes, razors, shampoos, laundry baskets).
- Remove refrigerator magnets, papers, and clutter from the front of the fridge.
- Park cars out of the driveway and away from the front of the home.
- Secure pets and remove pet beds, bowls, and litter boxes from main rooms if possible.
- Make beds neatly; use simple, neutral bedding where available.

## 6. Showing Day Routine

- Do a quick tidy of counters, sinks, and floors before each showing when possible.
- Open blinds/curtains and turn on lights to keep the home bright and welcoming.
- Take pets with you, or crate them safely and leave a note for agents if needed.
- Secure valuables, medications, important documents, and small electronics out of sight.
- Leave the home during showings so buyers feel comfortable looking around and discussing.
- Keep the thermostat at a comfortable temperature for buyers (especially in Florida heat).

## 7. Special Features & Disclosures

- Make a list of upgrades, energy-efficient features, and smart-home devices to highlight.
- Gather warranties and manuals for major systems and appliances if available.
- Note any items that do NOT convey with the sale (chandeliers, curtains, sheds, etc.).
- Share past insurance claim information or repairs that could matter to a buyer's insurer.
- Discuss any known defects or issues with your agent so required disclosures are handled correctly.

## 8. Next Steps with Florida Prestigious Homes

- Schedule your free consultation and home value review.
- Review your custom net sheet showing estimated sale price, closing costs, and your net with the 1.5% listing fee.
- Confirm your showing preferences (notice needed, days/times, pets, security).
- Finalize your target list date and professional photo appointment.
- Ask about current buyer demand and pricing strategy for your neighborhood.

This checklist is a general guide only and does not replace legal, tax, or inspection advice. We will provide a custom strategy and net sheet based on your specific property and goals.

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