

Preparing Your Home for Lease

Did you know well-placed furniture can open up rooms and make them seem larger than they are? Or that opening drapes and blinds and turning on all lights make a room seem bright and cheery?

It's a fact: acquiring the highest market value and elevating your home above others in the same price range often comes down to first impressions.

Here are some inexpensive ways to maximize your home's appeal:

Exterior

- Keep the grass freshly cut.
- Remove all yard clutter.
- Apply fresh paint to wooden fences.
- Paint the front door.
- Weed and apply fresh mulch to garden beds.
- Clean windows inside and out.
- Wash or paint home's exterior.
- Tighten and clean all door handles.
- Ensure gutters and downspouts are firmly attached.

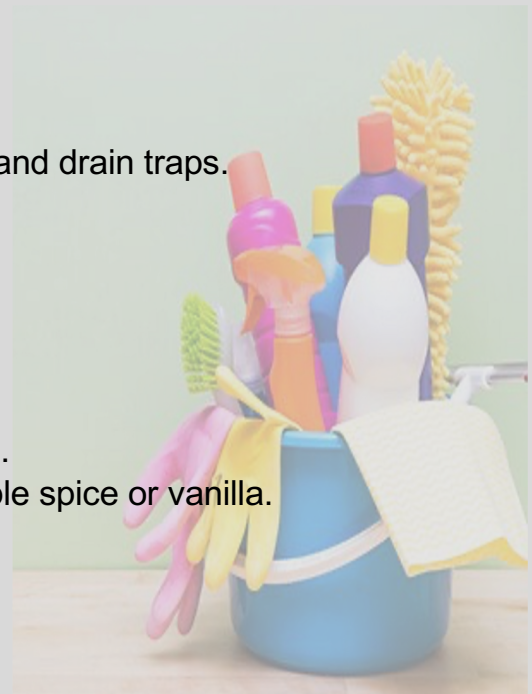


Interior

- Remove excessive wall hangings, furniture and knickknacks (consider a temporary self-storage unit).
 - Clean or paint walls and ceilings.
 - Shampoo carpets.
 - Clean and organize cabinets and closets.
 - Repair all plumbing leaks, including faucets and drain traps.
 - Clean all light fixtures.

For Showings

- Turn on all the lights.
- Open drapes in the daytime.
- Keep pets secured outdoors.
- Play quiet background music.
- Light the fireplace (if seasonally appropriate).
- Infuse home with a comforting scent like apple spice or vanilla.
- Vacate the property while it is being shown.



Preparing for Photos

Front Exterior

- o Close garage doors
- o Remove cars from driveway and front of home
- o Clean up landscaping (mow, trim bushes, rake leaves)
- o Remove visible water hoses
- o Clean up dog waste
- o Remove dog leashes
- o Remove toys, dog toys, sports balls, basketball hoops, soccer goals, etc.
- o Wash windows if dirty
- o Put trash bins in garage
- o Clear snow and ice from driveways, walks, and decks

Backyard

- o Clean deck furniture
- o Tidy up chairs and cushions
- o Clean pool
- o Clean up dog waste
- o Remove toys, dog toys, sports balls, basketball hoops, soccer goals, etc.
- o Remove trash cans

All Interior

- o Open all window shades
- o Turn all lights on
- o Remove shoes from entrance (place in closet)

Kitchen

- o Clear countertops completely. No knife blocks, baking supplies, silverware, mail, etc.
- o Clear refrigerator of magnets, papers, photos, etc.
- o Hide garbage cans in closet or pantry
- o Remove dishes from sink, put in dishwasher
- o Remove rags and sponges from sink

Dining Room

- o Clear table, dust table top
- o Straighten all chairs
- o Remove booster seats

Living/Family Room

- o Remove stacks of magazines, books, papers, mail, etc.
- o De-clutter fireplace mantle
- o Arrange furniture pillows neatly
- o Remove kid's toys

Master Bedroom

- o Make bed
- o Tuck in all sheets and comforters
- o Clear nightstands of personal items
- o Remove computer/phone charging cables
- o Remove clutter from tops of dressers
- o Clean under bed, remove items that may show up in photos

Child/Guest Bedrooms

- o Remove posters/stickers etc. from walls
- o Make bed
- o Tuck in all sheets/comforters
- o Clean under bed, remove items that may show up in photos

Bathrooms

- o Clear all personal items from view
- o Clear countertops completely (no soap, toothbrushes, etc.)
- o Put toilet seats down
- o Close cabinet doors
- o Remove shampoo, soap, razors, etc. from showers and bathtubs
- o Leave out neatly arranged, clean towels (optional)
- o Empty visible garbage cans
- o Remove towels from back of doors

Pets

- o As much as we love pets, there should be no evidence of them in your home
- o Place food and water bowls out of view
- o Place pet beds or toys out of view
- o Remove pet hair furniture

