



## Open House Preparation Checklist for Sellers

### General Preparation

- Declutter:** Remove unnecessary items from all areas of the house to make spaces appear larger and more inviting.
- Deep Clean:** Ensure the entire home is thoroughly cleaned, including windows, floors, walls, and ceilings.
- Neutralize Odors:** Eliminate pet, smoke, and cooking odors. Consider light, neutral air fresheners or the scent of freshly baked cookies.
- Repair and Replace:** Fix any minor repairs such as leaky faucets, squeaky doors, or burnt-out light bulbs. Replace any worn or outdated fixtures.

### Security and Valuables

- Remove or Hide Valuables:** Secure jewelry, personal documents, and any high-value items in a safe or off-site location. You will do this prior to any showings or open houses.
- Lock Up Medications:** Ensure prescription drugs and over-the-counter medications are out of sight and securely stored.
- Secure Pets:** Arrange for pets to be off-site during the open house to avoid distractions and potential allergies among visitors.

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## 1 Week Before the Open House

- Depersonalization Check:** Remove family photos, monogrammed items, and personal knickknacks to help buyers envision themselves in the home.
- Deep Clean:** Focus on areas often overlooked, like around the front door, light fixtures, windowsills, baseboards, and air vents. Consider professional cleaning for the best results.
- Yard Maintenance:** Enhance curb appeal by mowing the lawn, trimming greenery, pulling weeds, and adding seasonal flowers. Consider a pressure wash for the home's exterior.

## 1 Day Before the Open House

- Final Cleaning:** Vacuum, mop, and dust throughout the house.
- Welcome Entrance:** Create an inviting entrance with a clean doormat and colorful plants.
- Odor Check:** Ensure the home smells fresh and inviting. Use eco-friendly odor eliminators if necessary.
- Secure Personal Information:** Put away any bills or paperwork with personal details.

## Staging and Presentation

- Depersonalize:** Remove personal photos and items to allow buyers to envision themselves in the space that you haven't already removed.
- Organize Closets:** Make closets look more spacious by organizing and decluttering.
- Set the Table:** A nicely set table in the dining area can create an inviting scene that suggests hospitality and comfort.

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### A Few Hours Before the Open House

- Fresh Air:** Open windows to let in fresh air, weather permitting.
- Optimize Lighting:** Open curtains and blinds to let in natural light and turn on all indoor lights, making the space feel warm and welcoming.
- Adjust the Thermostat:** Set a comfortable temperature to make the environment pleasant for visitors, regardless of the season.
- Pet Arrangements:** Remove pets from the property if possible.
- Hide Trash Cans:** Store kitchen and bathroom trash cans out of sight.
- Declutter:** Use storage containers for quick cleanups of daily clutter.
- Secure Valuables and Heirlooms:** Remove or secure any items not included in the sale and those of high sentimental or monetary value that have not previously been secured.
- Provide Property Information:** Have detailed property information sheets available for visitors, including home features, recent upgrades, and neighborhood amenities. (Agent should bring information, but may leave you with a stack to put out before showings or open houses)
- Contact Information:** Ensure your real estate agent's contact information is prominently displayed and available for potential buyers to take. (Agent may leave Contact display for you to put out for showing)
- Final Inspection:** Give every room a once-over from the doorway for anything out of place.
- Signage:** Ensure open house signs are posted outside the house and around the neighborhood for visibility. (Agent should be doing this)

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### Final Touches Before Showing

- Soft Background Music:** Play soft, neutral music in the background to enhance the welcoming ambiance.
- Leave the Premises:** It's usually best for sellers to be away during the open house to allow potential buyers to explore freely and comfortably.
- Provide a Guest Sign-In Sheet:** This helps to capture visitor information for follow-up and feedback. (The agent should bring this or bring tablet for sign-in)

Remember to leave the house during the open house to allow buyers to comfortably explore the space. This checklist, derived from insights on [HomeLight](#) and other sources, covers essential steps to ensure your home makes the best possible impression on potential buyers. Your real estate agent can provide additional personalized advice based on your specific property and market conditions.

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