



Showing Instructions

Keep your house in Staged Condition

You will usually be given advance notice of a showing to prepare your house. Sometimes calls come in with little time to prep the house. Keeping these simple tips in mind daily will help you keep the house in Staged and Showing condition so that it's ready at all time for Buyers to come through.

EVERY DAY:

1. Make your beds and pick up any items on the floors
2. Keep house clean and surfaces dusted - easier to do a little every day than to wait until a showing and feel pressed for time.
3. Straighten up the main rooms each night so there is less to do the next day
4. Put away all personal care items in bathrooms
5. Empty any garbage in the house
6. Put any unfolded laundry in the laundry room and fold a towel neatly on top of the unfolded laundry, or put the unfolded laundry in the dryer
7. Keep bath towels hung up and keep towel bars dressed with "accent towels"
8. Keep an eye on your yard - keep it swept, trimmed and mowed.

BEFORE ALL SHOWINGS:

Set the stage: **Lights, music, action!**

1. Open **all** curtains and blinds, unless otherwise advised.
2. Turn on **ALL** lights and lamps.
3. Put pets in a secure area of the house or remove for showings
4. Set the radio or CD player to appropriate music- light rock, jazz, etc.
5. Close garage doors.
6. Remove garbage can from kitchen
7. take out garbage from around the house
8. Pick up pet bowls and put out of sight
9. Make sure **all** toilet lids are down.

Please allow potential buyers privacy as they view your home. It is best to leave, work in the yard, or take a nice long walk.

AFTER SHOWINGS:

Call your agent with the name, company, and phone numbers of the showing agent so they can follow up and give you feedback.