

How to Prepare Your Home for a Showing

You have your house on the market. You're minding your own business when suddenly, you get a phone call. Someone wants to come show your house to a potential buyer, but your home is a little (or a lot) messy. What should you do?

Here's is a 25 step checklist to help you make sure that your home is presentable and will create the right impression for your potential buyer. Be sure to [declutter your home](#) before you put it on the market!

Before you get the call, set yourself up with a plan for success

- Have a laundry basket or two handy. You can use it gather and remove clutter, and take it in your car with you as you leave.
- Have a set of "show towels" for the kitchen and bathroom that you only bring out for a showing
- Keep the show towels and cleaning supplies in the laundry basket. When you get a showing, take the laundry basket from room to room. Gather clutter and clothes and put them in the basket as you tidy up.
- Plan on leaving during the showing, and take the pets with you as you go
- Keep a short list of places for you to go during the showing... shopping, coffee, running errands, etc.
- Lock up your cash, guns, jewelry, and medications
- Always lock your doors on the way out

If you only have 30 minutes or less to prepare

- Take the laundry basket from room to room and pick up the clutter
- Make the beds, smooth the bedspreads, and fluff the pillows
- Wipe the counters and sinks with a damp cloth
- Put dirty dishes in the dishwasher
- Put out the "show towels" in the kitchen and bathrooms
- Put toiletries and shower items away
- Close the toilet lids
- Close the clothes hampers or cover them with a cloth
- Close closet doors
- Stuff your bills and personal papers in a drawer or take them with you
- Empty all of the garbage cans
- Turn on all of the lights
- Open curtains and blinds and let in some light
- Freshen the air, if needed

If you have more than 30 minutes to prepare

Do everything in the list above, and:

- Vacuum the carpets and rugs
- Sweep the floors
- Clean the toilet and shower
- Sweep the front porch