



**239Listing.com**

Dear Seller,

We would like to start by telling you that the agent you hired is part of the 10% of real estate agents that love real estate and take a lot of pride in what they do. Between you, your agent and 239Listing we will work together to ensure your house showcases at its best and stands out above the rest. We want your home to sell fast and for top dollar.

Remember, you only get one first impression and we want it to be fabulous!

### **Most Important**

- Make sure all light bulbs are working.
- Try to choose a day that is not garbage day.
- Have your landscaping at its best.
- Pool service the day before or 2-3 days before.
- Pets, food bowls, litter boxes, toys, and other effects should be concealed.
- Remove: trash cans and rugs.
- Declutter home as much as possible...“Less is more”.

### **Front/Drive Way**

- Garage door closed.
- Vehicles inside garage or parked at a distance away from the house.
- Remove: garbage cans, newspapers, hoses, landscaping debris, etc.

### **Lanai/Backyard**

- Patio furniture organized, chairs in-line and staged.
- Remove: pool vacuum, hoses, toys, floats, etc.
- Remove grill cover unless grill is rusted or store in garage.

### **Kitchen**

- Refrigerator: remove magnets, photos, calendars, notes, etc.
- Remove: paper towels, sponges, soap, dishes, coffee pot, toaster, knife set, kitchen towels, etc.
- Counter top: decorations or fresh fruits\vegetables bowl are OK.

### **Bedrooms**

- Beds made and nightstands decluttered.
- Remove: personal objects, jewelry, toys, shoes, hampers, etc. (hide them in the closet).
- If we are doing 3D walkthrough, please organize everything, including the closets.

### **Bathrooms**

- Remove personal items: toothbrushes, soap, shampoos, sponges, hampers, rugs, wastebaskets, etc.
- Open shower curtains.
- Toilet lids down, a must.

### **Family Room, Living Room, Dining Room, Game Room & Other Rooms**

- Furniture organized, chairs in-line and staged.
- Dining/nook table with center piece or with plating, silverware, cups.
- We don't want to offend you, but declutter as much as possible..."Less is more".

### **Day of appointment**

- Have all the lights on, including lamps and keep fans off. We will turn on fans when doing video.
- Have all the doors throughout the home open to add an inviting feel, sparking buyers interest to see the other areas of the home.
- Keep window treatments (curtains, blinds, etc.) open.

### **Notes**

We do not photograph the garage, laundry room, closets or half bath. We want to showcase all of the important areas of your home. If you or your agent decide that these areas are needed, please have them prepared and let us know that they will be included. If you have any questions, please talk to your agent. Your agent will communicate with us to make sure we address all of your needs to showcase your home at its best.

### **Real Estate Facts**

82% of the properties that have a cinematic video will sell faster and for more.

97% of buyers start their search online

45% of the properties that are sold in SW Florida are bought by buyers that are from another state or out of the country.

Happy Selling!

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