



17 Tips for an successful ‘Open House’

Whether you are preparing for a Broker Tour, Company Tour or Public Open House – these steps will help make your property pleasing to prospective buyers and their agents

1. Hire a cleaning service. A spotlessly clean home is essential; dirt will turn off a prospect faster than anything.
2. Mow your lawn, and be sure toys and yard equipment are put away.
3. Serve cookies, coffee, and soft drinks. It creates a welcoming touch. But be sure the kitchen has been cleaned up; use disposable cups so the sink doesn't fill up.
4. Lock up your valuables, jewelry, money and prescription drugs. Although the real estate salesperson will be on site during the open house, it's impossible to watch everyone all the time.
5. Turn on all the lights. Even in the daytime, incandescent lights add sparkle.
6. Send your pets to a neighbor or take them outside. If that's not possible, crate them or confine them to one room (a basement or bath), and let the salesperson know where to find them.
7. Leave. It's awkward for prospective buyers to look in your closets and express their opinions of your home with you there.
8. Put fresh or silk flowers in principal rooms for a touch of color.
9. Add a new shower curtain and liner, fresh towels, clean bath mat and new guest soaps to every bath. Remove everything from the top of the sink and vanity areas so they appear spacious.

10. Set out potpourri, fresh baked goods for a homey smell or light some candles - cinnamons and spices create positive impressions from an aroma-therapy perspective.
11. Set the table with pretty dishes and candles.
12. Buy a fresh doormat for the front door area.
13. Take one or two major pieces of furniture out of every room to create a sense of spaciousness.
14. Put away kitchen appliances and remove all items from the kitchen counters to give the illusion of more counter space.
15. Lay a fire in the fireplace. Or put a basket of flowers there if it's not in use.
16. Depersonalize the rooms by putting away family photos, mementos, and distinctive artwork.
17. Turn on the sprinklers for 30 minutes to make the lawn sparkle.

For more tips and tools – ask us! ***We have the power to move you!***

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