



Your Complementary Pre-Sale Preparation Checklist

General Preparation

1. Declutter Personal Belongings
 - ☐ Remove personal items (photos, memorabilia).
 - ☐ Organize closets and storage spaces.
2. Deep Clean
 - ☐ Clean all surfaces (floors, windows, walls).
 - ☐ Pay special attention to kitchens and bathrooms.
3. Repairs and Maintenance
 - ☐ Fix any leaky faucets or plumbing issues.
 - ☐ Repair any cracks in walls or ceilings.
 - ☐ Ensure all lights and electrical outlets are working.
 - ☐ Check and repair any broken appliances.

Staging Preparation

4. Hire MODREC for Staging Services
 - ☐ Call **MODREC** to schedule a consultation at 416.890.5561
 - ☐ Allow **MODREC** to assess and plan the staging of your home.
 - ☐ Coordinate with **MODREC** for furniture and décor placement.

Documentation and Logistics

5. Documentation
 - ☐ Gather warranty documents and manuals for appliances.
 - ☐ Collect any home improvement or renovation receipts.
 - ☐ Prepare any necessary disclosure forms.
6. Professional Services
 - ☐ Hire a real estate agent.
 - ☐ Schedule a pre-sale home inspection.
 - ☐ Consider professional photography for listing photos.

Final Touches

7. Security and Safety
 - ☐ Secure valuables and sensitive documents.
 - ☐ Ensure the property is safe for visitors (no loose rugs, clear walkways).
8. Move-Out Preparation
 - ☐ Plan and schedule your move.
 - ☐ Begin packing non-essential items.
 - ☐ Arrange for utility transfers or cancellations.
9. Day of Showing/Open House
 - ☐ Ensure the house is clean and tidy.
 - ☐ Open all curtains and blinds.
 - ☐ Set the thermostat to a comfortable temperature.
 - ☐ Turn on all lights.