

Seller Prep Checklist

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A simple, no-overwhelm guide to get your home ready to list with confidence.

Chicago Realtor

Before You List

- Choose your ideal timeline and preferred closing date.
- Make a quick list of recent improvements and approximate dates.
- Tackle easy fixes: light bulbs, squeaky doors, loose handles, caulk touch-ups.
- Deep clean and declutter: counters, closets, shelves, and entryway.
- Create simple curb appeal: tidy landscaping, sweep walks, fresh doormat.

Paperwork to Gather

- Utility and HOA info (if applicable): dues, contact, move rules, fees.
- Receipts or permits for major work (roof, HVAC, windows, plumbing).
- Appliance ages and any transferable warranties.
- Survey (if you have it) and any condo docs you already received.
- A list of inclusions: window treatments, lighting, and any items staying.

Photo and Showing Ready

- Neutralize visuals: clear personal photos, bold decor, and excess furniture.
- Stage key spaces: living room, primary bedroom, kitchen, and baths.
- Maximize light: open blinds, clean windows, turn on lamps.
- Set a showing plan: where you will go, pets plan, and notice preferences.
- Secure valuables and sensitive documents.

Moving and Closing Prep

- Start a moving folder: quotes, supplies, and preferred move dates.
- Plan for mail and services: address change, subscriptions, utilities.
- Think ahead about post-closing possession or rent-back needs.
- Make a key and garage opener plan for closing day.
- Set aside time for final touch-ups and a last clean before closing.

Ready to sell? Let's build a plan that fits your timeline.

Schedule a Listing Consult:

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[Request a Listing Consult](#)