

Home Seller Preparation Checklist

A practical, printable guide for North Texas homeowners. Check off tasks as you go. You do not need to complete every item before speaking with a real estate professional.

Exterior & curb appeal

- ☐ Mow, edge, and tidy lawn and planting beds.
- ☐ Sweep porch, walkway, driveway, and entry areas.
- ☐ Clean the front door, door hardware, and exterior lights.
- ☐ Remove clutter, unused planters, and seasonal decorations.
- ☐ Note any drainage, roof, siding, or storm-damage concerns to discuss.

Inside: clean & declutter

- ☐ Clear kitchen and bathroom counters.
- ☐ Deep-clean bathrooms, kitchen surfaces, floors, and windows.
- ☐ Reduce excess furniture and personal items where practical.
- ☐ Organize closets, pantry, garage, and storage areas.
- ☐ Replace burned-out bulbs and clean light fixtures.

Everyday maintenance

- ☐ Make a list of leaks, sticking doors, damaged caulk, and loose hardware.
- ☐ Check that doors, windows, and locks operate properly.
- ☐ Replace HVAC filters if due; locate service records.
- ☐ Discuss costly repairs or renovations with your agent before spending.

Photography & showing readiness

- ☐ Make beds; straighten pillows and furniture.
- ☐ Put away pet supplies, laundry, toiletries, and trash bins.
- ☐ Secure medications, valuables, firearms, and personal documents.
- ☐ Plan for pets and family members during scheduled showings.
- ☐ Follow the photography and showing plan coordinated with your agent.

Gather useful home information

- ☐ Locate available survey, warranties, permits, and HOA documents.
- ☐ List major updates and approximate ages of key systems.

- ☐ Gather repair and maintenance records you already have.
- ☐ Write down known property concerns for an accurate disclosure discussion.

Discuss with your real estate agent or broker

- ☐ Review a property-specific comparative market analysis and pricing strategy.
- ☐ Evaluate which repairs or improvements, if any, are worth doing.
- ☐ Discuss listing timing, photography, marketing, and showing arrangements.
- ☐ Review applicable seller disclosures and transaction paperwork.
- ☐ Discuss your preferred closing timeline and any purchase or moving plans.

Considering selling? Start with an online home-value estimate.

An estimate can help you explore your options; it is not a recommended listing price. Once you decide to sell, contact TexasVet Realty Group for personalized pricing guidance and a selling plan.

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