A FREE PRE-LISTING GUIDE

The 5 Things to Do Before You Call a Listing Agent

A calm, practical starting point for homeowners who are thinking about a future move.

BEGIN WITH OBSERVATION

Take a slow first pass through your home before spending money or setting a date. Notice, make a few notes, and leave space for decisions to come later.

THE FIVE STEPS

01	Walk room by room before buying anything.
02	Separate visible upkeep from visual clutter.
03	Start decluttering in an easy space.
04	Create a broad, flexible preparation runway.
05	Bring property-specific questions to qualified local professionals.

This guide is general educational information only. It is not individualized real-estate, pricing, legal, financial, inspection, disclosure, or local-market advice. Consult qualified local professionals about your property and circumstances.

A THOUGHTFUL FIRST PASS

Start with what you can observe.

These steps help you organize what you notice. They do not tell you which work your particular property needs.

01 Walk through slowly before buying anything

Take one room at a time and look at the home as it is today. Notice light, flow, wear, and the first things your eye lands on. Write observations down and give yourself time before making a shopping or repair list.

> *Ask yourself: What do I notice when I enter, and what would a visitor see first?*

02 Separate visible maintenance from visual clutter

Make two different lists. One is for visible upkeep, such as a sticking door or a dripping tap. The other is for visual clutter, such as crowded counters, extra furniture, or overfilled shelves. They call for different kinds of attention.

> *Ask yourself: Which notes describe condition, and which describe what is on display?*

03 Begin decluttering in an easy space

Choose a small, low-stakes place: one drawer, a linen shelf, or a coat closet. Sort what can stay in use from what can be packed, donated, recycled, or discarded. A manageable start can help you learn what pace suits your household.

> *Ask yourself: What is one small space I can finish without disrupting daily life?*

MAKE ROOM FOR THE RIGHT QUESTIONS

A runway, not a rigid deadline.

A flexible plan can make the early work easier to revisit as your timing and circumstances become clearer.

04 Create a broad preparation runway

Sketch a flexible calendar with room for ordinary life, decisions, and follow-up. Mark a few check-in points instead of locking every task to a listing date. You can start preparing before you know exactly when - or whether - you will move.

> *Ask yourself: What time, energy, and help might my household have in the coming months?*

05 Save specific questions for qualified local professionals

Property-specific pricing and comparable sales, legal or financial questions, inspections, disclosures, contracts, and local requirements depend on the home and where it is. Bring those questions to appropriately qualified professionals in your area.

> *Ask yourself: Which questions require local facts, a property review, or professional judgment?*

A FEW NOTES FOR YOUR NEXT CONVERSATION

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