



Texas Pre-Listing Checklist

Prepare the home. Protect your leverage. Launch with intention.

Sell with a clearer strategy, not guesswork.

Use this checklist to organize the items that most often affect pricing, presentation, buyer confidence, and launch timing.

<p>Strategy & Timing</p> <ul style="list-style-type: none"> <input type="checkbox"/> Schedule your seller consultation. <input type="checkbox"/> Complete the seller questionnaire. <input type="checkbox"/> Confirm your ideal list date, move date, and target close. <input type="checkbox"/> Review pricing strategy and market position. <input type="checkbox"/> Decide whether you are selling as-is or making selective updates. 	<p>Documents & Property Info</p> <ul style="list-style-type: none"> <input type="checkbox"/> Locate your survey, HOA information, and utility averages. <input type="checkbox"/> Gather repair receipts, permits, warranties, and manuals. <input type="checkbox"/> Review your mortgage payoff and any liens or special assessments. <input type="checkbox"/> Prepare your seller disclosure information. <input type="checkbox"/> List items that will stay with the home and items that will not.
<p>Repairs & Maintenance</p> <ul style="list-style-type: none"> <input type="checkbox"/> Address leaks, loose hardware, cracked caulk, and obvious defects. <input type="checkbox"/> Replace burned-out bulbs, HVAC filters, and smoke-detector batteries. <input type="checkbox"/> Touch up paint and handle small cosmetic issues that create hesitation. <input type="checkbox"/> Service major systems if there is a known concern. <input type="checkbox"/> Refresh curb appeal: mow, edge, trim, sweep, and clean the entry. 	<p>Declutter & Presentation</p> <ul style="list-style-type: none"> <input type="checkbox"/> Remove excess furniture to open up each room. <input type="checkbox"/> Pack personal photos, valuables, and sensitive documents. <input type="checkbox"/> Clear counters, closets, laundry areas, and garage hot spots. <input type="checkbox"/> Deep clean kitchens, bathrooms, floors, baseboards, and windows. <input type="checkbox"/> Reduce pet evidence, odors, and visual distractions.
<p>Photo Day & Launch Prep</p> <ul style="list-style-type: none"> <input type="checkbox"/> Open blinds, turn on lights, and replace dim bulbs before photos. <input type="checkbox"/> Hide trash cans, cords, remotes, toiletries, and small appliances. <input type="checkbox"/> Use fresh towels, simple bedding, and neat staging touches. <input type="checkbox"/> Move vehicles from the driveway and front of the home if possible. <input type="checkbox"/> Review photos, remarks, price, showing instructions, and exclusions. 	<p>Showing Readiness</p> <ul style="list-style-type: none"> <input type="checkbox"/> Create a plan for pets during showings. <input type="checkbox"/> Secure medication, cash, jewelry, and personal records. <input type="checkbox"/> Set preferred showing windows and access instructions. <input type="checkbox"/> Keep the home reset daily once it is live. <input type="checkbox"/> Create a quick exit routine for last-minute showings.
<p>Priority Items Before Launch</p> <ul style="list-style-type: none"> <input type="checkbox"/> _____ <input type="checkbox"/> _____ 	<p>Planning Notes</p> <p>Target list date: _____</p> <p>Ideal close window: _____</p>

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General information only. Real estate, legal, and tax questions should be reviewed based on your specific situation.

Your Nest Awaits