

## **Seller Prep Plan: Getting Your Amarillo Home Ready to Sell**

This seller prep plan is designed specifically for Amarillo, Texas homeowners who are preparing to list their home. The goal is to help you focus on what actually matters to buyers—without overspending or over-improving.

### **Step 1: First Impressions Matter**

- 1 Mow, edge, and clean up the yard
- 2 Remove clutter from porch and entry areas
  - 3 Clean windows and front door
- 4 Check exterior lighting and house numbers

### **Step 2: Interior Preparation**

- 1 Declutter countertops, shelves, and closets
- 2 Deep clean kitchens, bathrooms, and floors
- 3 Patch nail holes and touch up paint where needed
  - 4 Replace burned-out light bulbs

### **Step 3: Repairs That Matter**

- 1 Fix obvious leaks, loose handles, or sticking doors
- 2 Address safety-related items (handrails, outlets, steps)
- 3 Service HVAC if it has not been maintained recently (this includes changing your air filter)

### **Step 4: Optional Pre-Listing Inspection**

- In some cases, a pre-listing inspection can help reduce surprises during negotiations. This is often helpful for older homes or properties that may raise buyer concerns.

### **Step 5: Final Checklist Before Listing**

- 1 Remove personal photos and excess décor
  - 2 Ensure home smells clean and neutral
  - 3 Prepare the home for professional photos
- 4 Be ready for showings with minimal daily disruption

