



Open House Guide

Holding an open house is a powerful way to showcase your home to a wide pool of potential buyers in a short amount of time. It creates a sense of urgency and competition, allowing buyers to picture themselves living in the space without the pressure of a private showing. Open houses also generate more foot traffic, which can lead to stronger offers and, in many cases, a faster sale.

2-3 DAYS BEFORE OPEN HOUSE

- › Mow & Edge Lawn
- › Trim bushes & hedges
- › Sweep walkways, porch and patio
- › Remove weeds from garden beds
- › Clean outdoor furniture
- › Put away garden hoses, tools & toys
- › Make arrangements for pets (boarding or with friends or family)
- › Deep clean the entire house (or schedule professional cleaning)
- › Schedule trash and recycling removal
- › Plan to be away during the open house hours

1-2 DAYS BEFORE OPEN HOUSE - DECLUTTERING

- › Remove personal photos
- › Clear off refrigerator (remove magnets, photos, notes)
- › Clear countertops (minimal items only)
- › Organize book shelves
- › Remove excess furniture to create open space
- › Tidy up children's rooms and toys
- › Hide pet supplies (beds, toys, food bowls, litter boxes)

1-2 DAYS BEFORE OPEN HOUSE - SAFETY & SECURITY

- › Lock up or remove all valuables (jewelry, cash, electronics)
- › Secure important documents (passports, financial statements)
- › Remove or lock up prescription medications
- › Hide keys, garage door openers, and spare keys
- › Secure or remove firearms and weapons
- › Remove mail with personal information
- › Hide checkbooks, credit cards and bills

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MORNING OF OPEN HOUSE

- › Vacuum all floors
- › Dust all surfaces
- › Clean windows & mirrors
- › Empty all trash cans
- › Clean and shine faucets & fixtures
- › Wipe down counter tops
- › Clean appliance exteriors
- › Open blinds and curtains to let in natural light
- › Set thermostat to a comfortable temperature (72-74F)
- › Fluff pillows and straighten throws on furniture
- › Place fresh flowers in key areas (entryway, dining table)
- › Open interior doors to create flow

BEFORE LEAVING

- › Turn off all TVs and computers
- › Turn on all lights (replace any burnt-out bulbs)
- › Light a subtle, fresh-scented candle or use a light air freshener
- › Double check that valuables are secured
- › Ensure pets are removed or secured
- › Take your personal phone/devices with you
- › Check that all toilets are flushed and lids are down
- › Turn on soft music

AFTER OPEN HOUSE

- › Check all windows and doors are locked
- › Return thermostat to normal setting
- › Turn off lights and blow out candles
- › Follow-up with your agent for visitor feedback