

**SOLD BY ROMONA**

**GTA + SIMCOE COUNTY**



# Seller Prep Checklist

Plan your  
next move  
with confidence.

**SELLING**



## Romona Okereke

Real Estate Salesperson | eXp Realty, Brokerage

## 01 / BUILD YOUR SELLING PLAN

# Before you list

Start with your goals, a realistic timeline and a clear preparation budget.

☐ **Define your next move**

Set your preferred listing date, possession timing and plans for your next home.

☐ **Review local comparable sales**

Discuss recent sales, competing listings and your home's condition with Romona.

☐ **Plan your selling costs**

Allow for agreed service fees, legal costs, moving, preparation and any mortgage discharge charges.

☐ **Choose worthwhile improvements**

Prioritize maintenance and small repairs before committing to larger projects.

☐ **Declutter and organize**

Create space in rooms, cupboards and closets. Store personal photographs and valuables.

☐ **Gather your home documents**

Collect tax and utility information, warranties, renovation records and relevant permits.

**MY SELLING PLAN**

Target listing month

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Preparation budget

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Next home plans

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## 02 / PREPARE YOUR HOME

# Prepare your home

Help buyers see the space clearly in person and in photographs.

☐ **Clean from top to bottom**

Focus on kitchens, bathrooms, windows, floors and everyday odours.

☐ **Refresh paint where needed**

Use a coordinated, neutral finish and repair visible marks before photography.

☐ **Complete small repairs**

Address dripping taps, loose handles, damaged trim and doors that do not close properly.

☐ **Brighten the rooms**

Replace burnt-out bulbs and check that lighting is consistent and working.

☐ **Improve the first impression**

Tidy the entrance, garden, walkway and porch; keep access clear.

☐ **Plan staging and photography**

Review furniture placement, clear surfaces and arrange professional photos with Romona.

**MY PREPARATION NOTES**

Painting and repairs

Cleaning and staging

Photography date

## 03 / MAKE SHOWINGS EASIER

# Before each showing

A quick reset helps buyers focus on the home.

☐ **Clear everyday clutter**

Put away dishes, laundry, toiletries and loose items.

☐ **Reset the rooms**

Make beds, straighten cushions and wipe kitchen and bathroom surfaces.

☐ **Let in light**

Open window coverings where appropriate and turn on suitable lighting.

☐ **Keep the atmosphere comfortable**

Use a comfortable temperature and avoid strong fragrances.

☐ **Plan for pets and privacy**

Arrange for pets during visits and secure valuables, medication and personal documents.

☐ **Confirm access and timing**

Check the showing schedule with Romona and leave access instructions with the agreed contact.

**SHOWING FEEDBACK AND NEXT STEPS**

Feedback to discuss

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Improvement to make

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Next action and date

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# Let's plan your next move.



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Every home and every seller is different. Let's discuss your priorities, preparation and a pricing plan informed by nearby comparable sales.

**GTA + Simcoe County**

**COMPLIMENTARY 15-MINUTE CONSULTATION**

## Seller Strategy Call

**Email Romona to arrange a time**

[416-342-3870](tel:416-342-3870) | [SoldByRomona.com](https://SoldByRomona.com)

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General information only. Confirm property details, costs and eligibility with qualified legal, tax, financial and mortgage professionals. Information reviewed October 7, 2026.