NEXT CHAPTER SIGNATURE GROUP / HOUSTON, TEXAS

Seller Preparation Checklist

A successful listing starts well before the sign goes in the yard. Use this checklist to prepare your Houston-area home and launch with a clear plan.

01 Set your goals and strategy

☐ Decide on your target move date and what you hope to net from the sale.

☐ Review recent comparable sales, active competition and neighborhood market conditions with your Realtor.

☐ Discuss pricing strategy, expected marketing time and likely buyer objections.

☐ Ask for a seller net sheet that estimates payoff, fees, concessions and other closing expenses.

02 Prepare the property

☐ Declutter counters, closets and storage; remove valuables and personal documents.

☐ Address obvious maintenance issues, safety concerns, leaks and deferred repairs.

☐ Refresh curb appeal: tidy landscaping, clean walkways and improve the entry.

☐ Deep clean kitchens, bathrooms, floors, windows and high-traffic areas.

☐ Consider neutral staging, balanced lighting and professional photography.

03 Gather information and disclosures

☐ Locate your survey, HOA details, utility information, repair receipts, warranties and permits if available.

☐ Complete required disclosures accurately with your actual knowledge of the property.

☐ Discuss known defects, prior water intrusion, insurance claims, repairs and other material facts with your Realtor.

☐ Ask which Texas disclosure forms and other addenda apply to your specific transaction.

04 Launch and showings

☐ Approve listing facts and photos for accuracy before marketing begins.

☐ Agree on showing windows, pet arrangements, valuables and security.

☐ Keep rooms bright, surfaces clear and spaces comfortably accessible.

☐ Review showing feedback and adjust strategy based on evidence rather than guesswork.

05 Offers through closing

☐ Compare offers on net proceeds, financing, contingencies, concessions, timelines and closing certainty.

☐ Track contract deadlines and provide access for agreed inspections and appraisal.

☐ Coordinate agreed repairs, moving logistics and property condition through closing.

☐ Confirm funds and signing arrangements directly with the title company; retain closing records.

Quick room-by-room review

Kitchen: Clean counters, appliances, cabinets and fixtures.

Bathrooms: Remove clutter, clean grout and address drips.

Bedrooms: Make beds, clear floors and tidy closets.

Exterior: Mow, trim, sweep and check lighting.

YOUR NEXT CHAPTER STARTS HERE

Questions about your next move? Schedule a consultation with Ashley Bayonne.

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