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FREE Report: Preparing For An Open House

Easy Preparation Tips For Your Open House

- Place your ad in the local and city newspapers the week before for the Sunday edition. Thursday is usually the deadline date for Sunday insertion.
- Choose convenient afternoon hours. A time frame of 2-3 hours is best. Check the local events calendar to be sure your date doesn't conflict with another event: example- Super Bowl Sunday, local high school final sports events, etc.
- Do most of the major house preparation the weekend before. Now's the time to look at your house with a critical outsider's eye. Are there muddy paw prints on the front door? Is the door handle on the bedroom door loose and rattling? Are there dust bunnies built up behind the living room chair? *Your visitors will notice these things.* Trim bushes, wipe the smudges off the walls, pick up the yard, de-dust the furniture, and generally make things tidy.
- Go through your home, outdoors, basement, and garage and **de-clutter**. Put loose things in boxes or baskets, put away excessive decorations (the cleaner looking, the better), straighten things in drawers and cupboards to look orderly. *Excessive clutter translates to potential home buyers as not caring; they will worry whether you've thoroughly cared for the home maintenance.*
- Have a home flyer available for potential home buyers with features of the home.
- Turn on all available lights, even if it's a sunny day. You want your potential home buyers to remember your home as light and bright.
- Music playing in the background can be a nice touch. Choose music that is soothing and comfortable, such as classical or new age. Keep the volume low.
- Other options to consider are candles burning (keep them in a place where they won't be bumped), offering your home visitors refreshments, or baking food prior to the open house to take advantage of the inviting smell. *Appeal to your visitor's senses.* Your goal is to have them leave with a warm, positive feeling.