

SELLER GUIDE

SHOWTIME: TIPS FOR SHOWING YOUR HOME

Keep your home ready for every buyer who walks in

Once you're on the market, showings can be booked with short notice, and every buyer deserves to see your home at its best. A little routine goes a long way. Here's how to make every showing count.

01

SAY YES TO SHOWINGS

Accept as many showing requests as you reasonably can, especially in the first couple of weeks. Each declined showing could be the buyer who would have made the best offer.

02

STEP OUT DURING SHOWINGS

Buyers relax and linger when the owner isn't there, and they speak more freely with their agent. Plan a short walk, coffee or errand during each showing.

03

LET THE LIGHT IN

Open blinds and curtains, and turn on every light, including lamps and exterior lights, even during the day. Bright rooms feel larger and more welcoming.

04

RUN A QUICK RESET

Before you leave, clear counters, wipe down the kitchen and bathrooms, make beds, empty garbage, close the toilet lids and put away laundry. Keep a basket handy for last minute clutter.

05

KEEP IT FRESH AND QUIET

Open a window briefly to air things out, skip cooking strong foods before showings and avoid heavy scented sprays. Turn off the TV, and if you like, play quiet background music.

06

PLAN FOR PETS

Take pets with you if you can. If not, keep them secured and let your Realtor® know so it can be noted in the showing instructions.

07

SECURE YOUR VALUABLES

Put away jewellery, cash, medication, mail, keys and personal documents. Store small valuables out of sight before your home is photographed and shown.

08

LISTEN TO THE FEEDBACK

Your Realtor® will gather feedback from buyer agents. Patterns in the comments, about price, condition or a specific room, tell you what to adjust.

TYLER'S TIP

Keep a 10-minute showing checklist on the fridge so everyone in the household knows exactly what to do when a request comes in.



TYLER KOELLER

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Thinking of selling in Toronto or the GTA? Let's talk. I reply within 24 hours.

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