⭐ SELL FOR MORE SYSTEM™

PRE-LISTING DECLUTTER CHECKLIST

A room-by-room guide to prepare your home for photography, showings, and maximum buyer appeal.

Before photos.
Before staging.
Before cleaning.
You declutter.

This checklist shows sellers EXACTLY where to start and what to remove — without overwhelm.

⭐ SECTION 1 — WHOLE HOME DECLUTTER (START HERE)

These steps apply to EVERY room in the house.

✓ Remove 30–50% of visible items

Buyers interpret “space” as “value.”
Your goal is open, clean, simple surfaces.

✓ Clear all floors

No shoes, baskets, toys, boxes, dog beds, etc.

✓ Remove personal photos

Buyers should picture *their* life, not yours.

✓ Remove personal collections

Trophies, memorabilia, figurines, excessive décor.

✓ Remove religious or political items

These distract buyers and reduce emotional neutrality.

✓ Clear window sills

No plants, candles, or photo frames.

✓ Remove heavy curtains

Light sells.
Use blinds only or sheer curtains.

✓ Replace bulky rugs

They shrink visual floor space.

✓ Hide remotes, chargers, and electronics

Cords = clutter.

✓ Minimize plants

One or two is fine. Ten is not.

⭐ SECTION 2 — LIVING ROOM

✓ Reduce furniture

If it makes the room feel smaller — remove it.

✓ Clear coffee tables

One centerpiece max.

✓ Declutter shelves

3–5 simple items per shelf is plenty.

✓ Remove blankets, extra pillows

Simplify textures and colors.

✓ Hide TV equipment

Cords, gaming consoles, routers = distraction.

⭐ SECTION 3 — KITCHEN

The kitchen sells the home — so this is THE MOST IMPORTANT declutter zone.

✓ Clear ALL counters

Remove:

- air fryers
- toasters
- coffee makers
- mixers
- jars
- utensils
- magnets
- mail
- paper towels

Leave ONLY:

- 1–2 neutral décor items
- a plant
- a bowl of fruit
- a soap pump (optional)

✓ Clear fridge exterior

No magnets, photos, menus, notes.

✓ Organize pantry

Buyers WILL open it.

✓ **Remove trash cans**

They should not appear in photos OR showings.

⭐ SECTION 4 — DINING AREA

✓ **Clear table completely**

Staging option: one centerpiece only.

✓ **Remove tablecloths**

They make rooms feel outdated and smaller.

✓ **Clear buffets + sideboards**

Keep décor minimal.

⭐ SECTION 5 — BEDROOMS

✓ **Nightstands cleared**

One lamp, one book, or one plant.

✓ **Dressers simplified**

No perfumes, toiletries, stacks of clothing, accessories.

✓ **Closets organized**

Buyers look.
Closet overflow = “home is too small.”

✓ **Remove all laundry baskets**

Store in a closet or garage.

⭐ SECTION 6 — BATHROOMS

✓ Clear ALL surfaces

Remove:

- toothbrushes
- toothpaste
- hair products
- makeup
- razors
- medication
- cleaning supplies
- towels (except staging towels)
- plungers
- toilet brushes

✓ Hide shower products

Use a shower caddy that can be moved BEFORE photos/showings.

✓ Toilet lids down

Always.

✓ Trash cans removed

Gone from photos.
Hidden during showings.

⭐ SECTION 7 — OFFICE / BONUS ROOMS

✓ Clear desks

No stacks of paper, mail, notebooks, or supplies.

✓ Remove excess equipment

Extra chairs, boxes, printers, filing cabinets.

✓ Hide cords

Use cord management or tuck behind furniture.

✓ Simplify wall décor

Less is more.

⭐ SECTION 8 — LAUNDRY ROOM / MUDROOM

✓ Remove detergent bottles

Store in a bin or cabinet.

✓ Clear surfaces

No piles of laundry (clean or dirty).

✓ Remove cleaning tools

Brooms, mops, vacuums — out of sight.

⭐ SECTION 9 — ENTRYWAY

✓ Remove shoe racks

✓ Remove coats

✓ Clear entry tables

✓ Simplify rug or remove if worn

The entry sets the tone — keep it spotless.

⭐ SECTION 10 — GARAGE & STORAGE AREAS

Buyers interpret organized storage as “well-maintained home.”

✓ Remove unnecessary items

✓ Stack boxes neatly

✓ Open floor space as much as possible

✓ Sweep floors

Cluttered storage feels like lack of space.

⭐ SECTION 11 — BACKYARD / PATIO

✓ Remove items buyers associate with "maintenance":

- hoses
- tools
- dead plants
- kids' toys
- dog waste
- broken furniture

✓ Simplify outdoor furniture

One seating area max.

✓ Clean patios + sweep debris

✓ Power wash if needed

⭐ SECTION 12 — FINAL DECLUTTER SWEEP (Do This Before Photos)

✓ Hide trash cans

✓ Hide laundry baskets

✓ Hide pet bowls

✓ Hide small appliances

✓ **Hide toiletries**

✓ **Hide cleaning products**

✓ **Open all blinds**

✓ **Turn on all lights**

✓ **Remove floor fans + space heaters**

Your home should look **bigger, brighter, calmer, and more modern** than it ever has.

⭐ KEY TAKEAWAY

Decluttering is not decorating.
It's a strategic step that increases:

- buyer appeal
- photo quality
- perceived value
- showings
- offers

You're not removing your personality —
you're making space for the buyer's imagination.