Taylor Resort Homes, LLC

NORTH FORT MYERS, FLORIDA

Listing Guide

How to prepare your home for listing

- Gather your records
- Get photo-ready
- Plan for showings



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A THOUGHTFUL START

Listing Guide

How to prepare your home for listing

If you're thinking about selling your Del Tura home, you can start preparing while you're still deciding when to list. Start with a quick walk through your home, make a short list of what needs attention, and gather your home records in one place.

Decide what to tackle first

- ☐ Jot down features you want buyers to notice, such as a screened lanai, garage, golf cart parking, a view, or a recent upgrade.
- ☐ Start with cleaning, clearing clutter, and simple fixes like tightening handles or touching up scuffed trim.
- ☐ Decide what stays and what goes (furniture, TVs, patio sets, golf carts, etc.). Note: pictures on the walls, lamps, knick-knacks, etc. are personal items and never need to be listed.

Gather your home records

- ☐ Locate the original title for each section of your manufactured home (your home has an A side, a B side, and sometimes a C side). Flag a missing title, an ownership name that needs updating, or an outstanding loan early. These will need to be resolved prior to closing.
- ☐ Gather receipts, warranties, or service records for the roof, air conditioning, water heater, and major improvements. Make a note of known problems, past damage, unfinished repairs, and dates you still need to verify.

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ROOM BY ROOM

Get Your Home Ready for Photos

Walk through each space from the doorway. Clear the surfaces and floor areas a camera will see, and leave enough room to show how each space works.

Kitchen and dining area

- [ ] Clear the counters and sink. Put away small appliances, dish soap, paper towels, and the dish rack. Remove magnets and papers from the refrigerator.
- [ ] Wipe cabinet fronts and appliances. Clear the dining table and keep the chairs neatly arranged.

Living areas and bedrooms

- [ ] Straighten pillows, throws, and rugs. Tuck away remotes, chargers, and extra cords. Clear walkways and put away excess furniture if it makes the room feel crowded.
- [ ] Make the beds, clear nightstands, and put away laundry baskets, personal photos, and items on the floor.

Bathrooms and laundry area

- [ ] Clear the vanity and shower of toiletries and cleaning products. Wipe mirrors and glass, hang fresh towels, and close toilet lids.
- [ ] Put away detergent, cleaning tools, and laundry. Clear the tops of the washer and dryer.

Lanai and outdoor seating

- [ ] Wipe down furniture, straighten cushions, and sweep the floor. Put away extra storage bins or supplies so the seating area is easy to see.
- [ ] Clean glass and screens as needed. Make sure doors open easily so the photographer can capture the lanai and any important views.

Garage and exterior

- [ ] Sweep the garage. Store tools and boxes neatly and clear a path to storage and other features you want photographed.
- [ ] Sweep the driveway, entry, and steps. Pick up leaves and palm fronds, coil hoses, and move bins out of sight. Make the front door easy to see.

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PHOTO DAY

Final Steps for Photos

Before photo day

- ☐ Clean windows, mirrors, and floors. Check that lights work in every room, including the lanai, garage, and exterior entry.
- ☐ Set out keys and garage remotes. Decide where pets will go and note any room or feature that needs special access.

Just before the photographer arrives

- ☐ Open blinds and curtains, turn on lights, and switch off ceiling fans and TVs. Tuck away pet bowls, litter boxes, and pet beds.
- ☐ Move vehicles from the driveway and carport. If a golf cart is included, have it accessible for its own photo. Put away medications, mail, valuables, and personal paperwork.
- ☐ Keep your list of features you want photographed handy, including any recent improvement that might be easy to miss.

Plan for Showings

You can plan ahead now by thinking about what showing times, access, and pet arrangements will work for you.

Keep a quick reset routine for showings

Before each showing, clear counters, open the blinds, tidy the lanai, and put away pet items. Keep keys and remotes handy so the garage and other features can be shown.



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