

SELLER MOVING PREP KIT

*Your Step-by-Step Guide to a
Stress-Free Sale and Move-Out*

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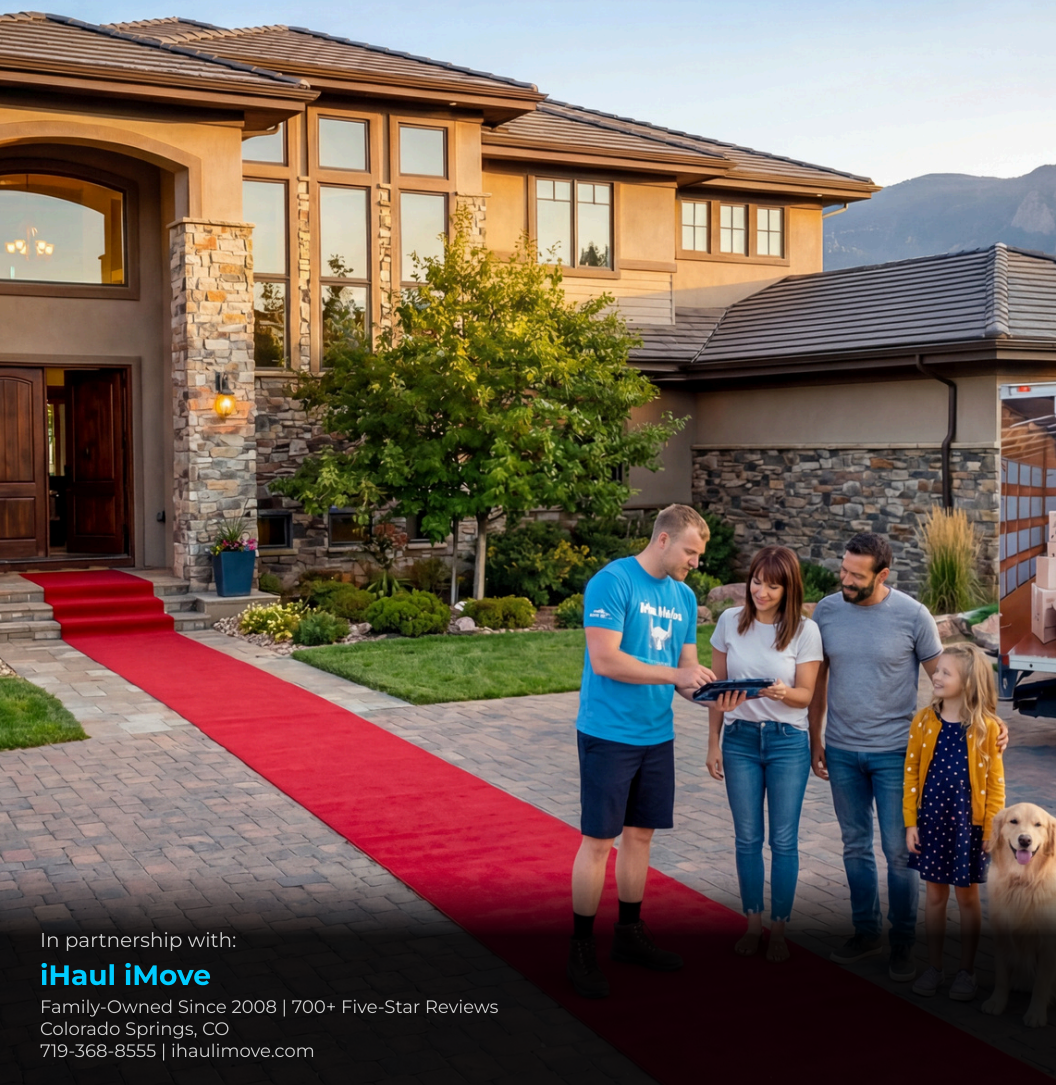
Venterra
Real Estate



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ABOUT THIS GUIDE

Selling your home is exciting. It can also be overwhelming.

After 18 years of moving families in Colorado Springs, we have seen it all. The last-minute scrambles. The broken heirlooms. The "I forgot about the garage" panic on closing day.

This guide is here to help you avoid all of that.

Your realtor and our moving team put this together so you can sell faster, show better, and move out without the chaos. Every tip in here comes from real experience. Real moves. Real lessons learned.

Let's make this easy.



Decluttering before showings

Buyers need to picture themselves in your home. They can't do that if every shelf is full.

Start with these rooms first:

- **Kitchen counters.** Clear everything except one or two small items.
- **Bathrooms.** Remove all personal products. Leave one hand towel and a soap dispenser.
- **Entryway.** Shoes, coats, and bags need to disappear.
- **Kids' rooms.** Thin out the toys by half. At least.

The "Three Box" method works great:

1. **KEEP** (moves with you)
2. **DONATE** (schedule a pickup now, not later)
3. **TRASH** (fill that dumpster guilt-free)

Pro tip from our crew: If you haven't touched it in a year, it's not coming with you. Every box you don't pack saves you money on moving day.

What most people forget:

- **The garage.** Buyers open that door. Make it look like a garage, not a storage unit.
- **The basement and crawl space.** Same thing.
- **Closets.** Half-full closets look bigger. Overstuffed closets make buyers worry about storage.
- **The junk drawer.** Yes, people open it.



What to pack first

You can start packing weeks before your move date. Here is what to box up early without missing it:

Pack these now:

- Seasonal decorations (holiday stuff, seasonal clothes)
- Books you are not currently reading
- Extra linens and towels (keep one set per person out)
- Artwork and wall hangings (bonus: walls look cleaner for photos)
- Collections, knick-knacks, and memorabilia
- Spare kitchen gadgets (you don't need three blenders)
- Files and paperwork you won't need before closing
- Sporting equipment not in season
- Guest room bedding and extras

Leave these out until moving day:

- One set of dishes, cups, and silverware per person
- Basic cooking supplies (one pot, one pan, one knife)
- Toiletries and daily medications
- Cleaning supplies (you will need these for move-out)
- Phone chargers and a basic tool kit
- Important documents (keep these with you, not on the truck)
- A change of clothes and towels for each family member

Packing tip from 18 years of experience: Label every box on the TOP and SIDE with the room it goes to. Not just "kitchen." Write "Kitchen - pots and pans" or "Kitchen - junk drawer stuff." Your future self will thank you. So will your movers.



*What **NOT** to Pack Yourself*

Some things are better left to the pros. We say this from experience. We have seen too many broken mirrors, cracked TVs, and damaged antiques.

Let professional movers handle:

- Flat screen TVs (the screens crack easier than you think)
- Glass tabletops and mirrors
- Antiques and heirlooms
- Pianos and organs
- Pool tables
- Large artwork and framed pieces
- Marble or stone items
- Grandfather clocks

Things movers cannot take (you handle these):

- Propane tanks and gas cans
- Paint, stain, and chemicals
- Ammunition and firearms
- Perishable food
- Plants (they don't survive the truck)
- Personal valuables like jewelry, cash, and important documents

Colorado Springs-specific note: If you are moving during winter, know that elevation and cold affect certain items. Electronics need time to adjust to temperature changes. Don't leave anything that can freeze in the truck overnight.



SECTION 4:

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Staging Tips From a Mover's Perspective

We are in hundreds of homes every year. Here is what we notice that most staging guides skip.

Furniture placement matters more than you think:

- Pull furniture away from the walls a few inches. It makes rooms feel bigger.
- Remove at least one piece of furniture from every room. Less is more.
- If you can't walk easily around the room, there is too much in it.

The "photo test":

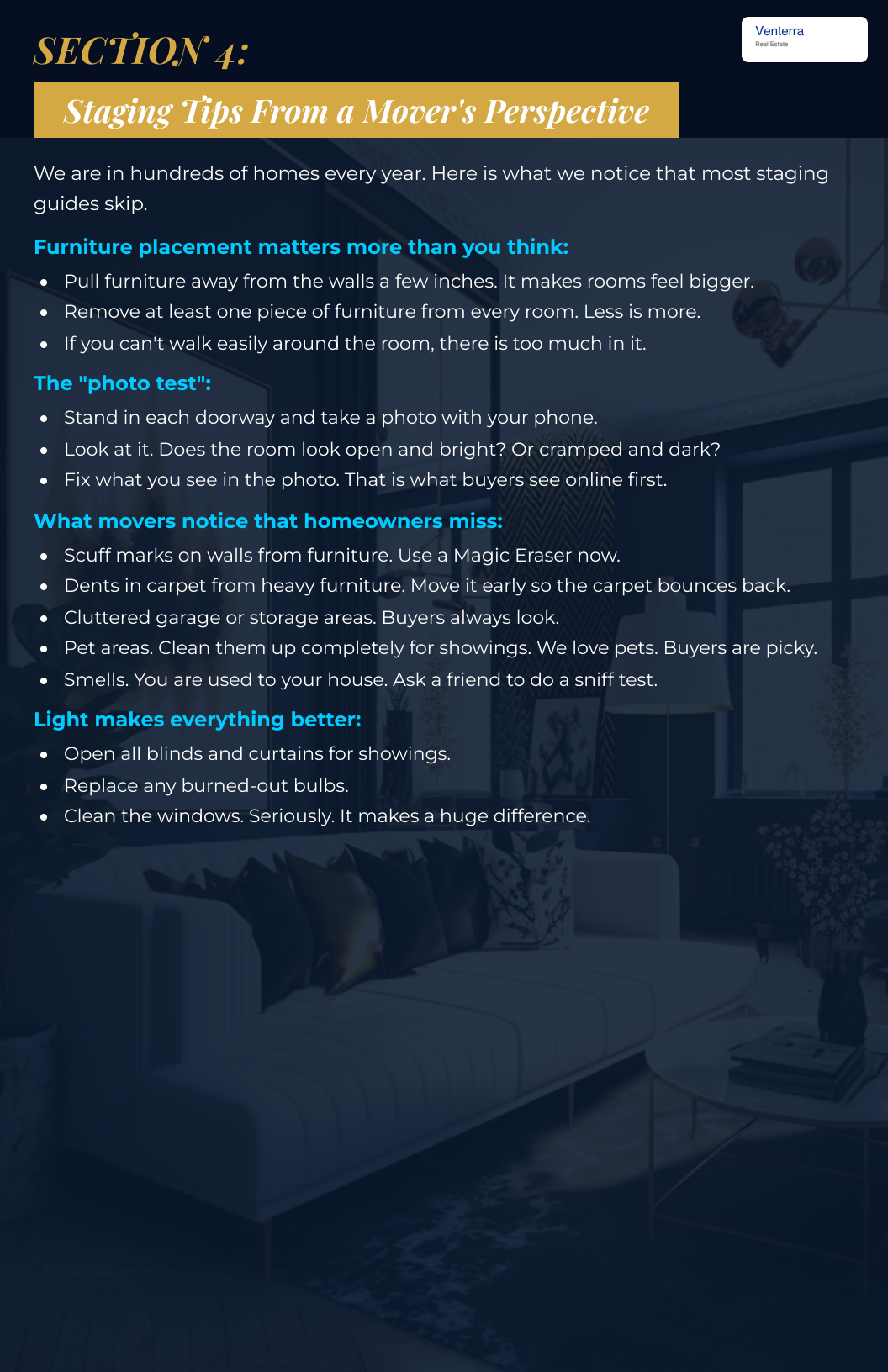
- Stand in each doorway and take a photo with your phone.
- Look at it. Does the room look open and bright? Or cramped and dark?
- Fix what you see in the photo. That is what buyers see online first.

What movers notice that homeowners miss:

- Scuff marks on walls from furniture. Use a Magic Eraser now.
- Dents in carpet from heavy furniture. Move it early so the carpet bounces back.
- Cluttered garage or storage areas. Buyers always look.
- Pet areas. Clean them up completely for showings. We love pets. Buyers are picky.
- Smells. You are used to your house. Ask a friend to do a sniff test.

Light makes everything better:

- Open all blinds and curtains for showings.
- Replace any burned-out bulbs.
- Clean the windows. Seriously. It makes a huge difference.



Your Moving Timeline and Checklist

8 WEEKS BEFORE CLOSING:

- Start the three-box declutter (keep, donate, trash)
- Get a moving quote (call us at 719-368-8555)
- Start packing seasonal and rarely used items
- Take photos for insurance of valuable items
- Cancel or transfer utilities and subscriptions

6 WEEKS BEFORE CLOSING:

- Book your moving date (weekends fill up fast)
- Notify kids' schools if changing districts
- Start forwarding mail through USPS
- Donate or sell items you are not keeping
- Deep clean carpets and walls for showings

4 WEEKS BEFORE CLOSING:

- Pack room by room, starting with spare bedrooms
- Confirm your moving date and details
- Arrange pet and child care on moving day
- Start using up pantry and freezer food
- Schedule move-out cleaning

2 WEEKS BEFORE CLOSING:

- Pack most of the house, leaving daily essentials
- Confirm utility shut-off dates
- Prepare a "first night" box (see below)
- Do a final donation run
- Touch up paint and make small repairs

1 WEEK BEFORE CLOSING:

- Finish packing everything except daily essentials
- Clean out the fridge and freezer
- Take final meter readings
- Confirm closing time and key exchange
- Do a walkthrough with your realtor

MOVE DAY:

- Strip beds and pack final linens
- Final walkthrough of every room, closet, cabinet
- Check attic, basement, crawl space, garage, shed
- Leave keys, garage remotes, and HOA info
- Leave the home clean and broom-swept

YOUR "FIRST NIGHT" BOX (PACK LAST, UNPACK FIRST):

- Toilet paper and paper towels
- Basic toiletries
- Medications
- Phone chargers
- Snacks and water bottles
- Change of clothes for everyone
- Sheets and pillows for the first night
- A few trash bags
- Basic cleaning supplies

Common Mistakes Sellers Make

We have done over 10,000 moves in the Colorado Springs area. These mistakes come up again and again.

1. Waiting too long to start packing.

You think you have time. You don't. Start 8 weeks out. Even 15 minutes a day adds up.

2. Not getting a moving quote early enough.

Summer weekends book out weeks in advance. Don't wait until the week before closing.

3. Packing the cleaning supplies.

You need to clean the house after everything is out. Keep a bucket of cleaning supplies until the very end.

4. Forgetting about the garage and attic.

Every single time. Someone walks through thinking it's done and then opens the garage.

5. Not protecting the house during move-out.

You are still responsible until closing. One scratch on the hardwood can cost you at the final walkthrough. (See Section 7.)

6. Trying to move heavy or specialty items yourself.

We get calls every month from someone who hurt their back or broke a TV trying to save a few dollars.

7. Not labeling boxes.

Unlabeled boxes turn unpacking into a treasure hunt. A bad one.

8. Leaving stuff behind.

Anything you leave becomes the buyer's problem and your realtor's headache. Check every closet, shelf, cabinet.

SECTION 7:

How to Protect Floors and Walls During Move-out

This is where a lot of sellers lose money. Damage during move-out can come out of your pocket at closing.

What professional movers do (and you should expect):

- Floor runners on all hardwood and tile from door to truck
- Corner guards on door frames and tight hallways
- Furniture pads on every piece of furniture
- Shrink wrap on upholstered items
- Mattress bags on all mattresses

If you are doing any moving yourself:

- Lay down old blankets or cardboard on hard floors
- Use painter's tape and cardboard on door frames
- Wear clean, soft-soled shoes inside
- Never drag furniture. Ever. Pick it up or use sliders.
- Remove doors from hinges if furniture barely fits through

Pay special attention to:

- Hardwood floors near the front door (high traffic on moving day)
- Stairway walls (the number one place for damage)
- Door frames in hallways and bedrooms
- Banisters and railings
- Garage door trim (trucks and large items squeeze through here)
- Freshly painted walls

Colorado Springs note: Our dry climate means hardwood scratches show more. And altitude makes people tire faster, which leads to careless carrying. Take breaks. Hydrate. Go slow on the stairs.

A note from our team: We carry full liability insurance on every move. If something gets damaged, we handle it. Ask any mover you hire about their insurance before moving day. Not after.

Working with your Realtor and your Movers

The best moves happen when everyone talks to each other.

Tell your realtor:

- When you plan to start packing
- If you need storage between selling and buying
- Any items that are staying with the house (make a written list)
- Your ideal moving date and backup date

Tell your movers:

- Your closing date and any flexibility
- Stairs, narrow hallways, or tight doorways
- Any oversized or specialty items
- If you need packing services
- If you need storage
- Any HOA rules about moving times or elevator reservations
- Where to park the truck

Timing tip: Schedule your move-out for the day before closing if possible. This gives you time to clean, do a final walkthrough, and handle surprises without pressure.



Ready to get started?

Your realtor is here to sell your home.

We are here to move you out safely.

Together, we make sure nothing falls through the cracks.

Call or text **iHaul iMove**: 719-368-8555

Visit: **ihaulimove.com**

Email: **info@ihaulimove.com**

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