



Seller Tips to Prepare for an Appraisal

1. Turn off home alarm, or provide access code.
2. Unlock storm door (if lockbox is on the main door).
3. Any locked gates should be unlocked to access all areas of the exterior.
4. All utilities must be on:
 - a. All mechanical systems must be operable (i.e furnace, water heater, lighting, toilets, faucets, etc.)
5. Home should be “showing” ready, with things picked up, lights on, etc.
6. Homeowners should not be home if possible.
7. Any pets should be removed or crated. No appraiser wants to be bitten or take responsibility for a runaway pet.
8. Especially for FHA or VA loan type Buyers:
 - a. Ensure the crawl space access is able to be opened freely with easy access to view.
 - b. Ensure the attic access is able to be entered. If ladder is available, set it up for easy access for appraiser.
 - c. Ensure electrical panel can be viewed and accessible.
 - d. All appliances must be operable (turn on circuit breakers if they are off.)
9. Provide a list of updates (especially since the time which the current owner has performed any updates).
 - a. Dates and general details are very helpful
 - b. If there are defects that are being addresses/repaired, explain that too.
10. Listing agent – Write a letter about the home and the steps taken to estimate the value.
11. Leave items #9/10 in a conspicuous place and labeled “For Appriaser” (or something like that).
12. Keep in mind that the appraiser must see all parts of the house and take pictures of every room and amenity both inside and out. Anything that can be done to ease that process is helpful.