

DOWNLOADABLE REALTOR RESOURCE

Downsizing & Declutter Playbook

A WolfPatt guide for listing agents

Help sellers right-size belongings and spaces in Chandler & the East Valley — so listings photograph large and show beautifully.

BROUGHT TO YOU BY



wolfpattrealty.com

(951) 391-5049

BELONGINGS FOR THE NEXT CHAPTER

- **Start with the next home**
square footage and storage dictate what can come along.
- **Measure before you pack**
sofas, beds and china cabinets that won't fit create costly surprises.
- **Honor the keepers**
photos, heirlooms and daily-use items stay; duplicates and "someday" go.
- **Pace the process**
one room at a time beats a weekend purge that burns everyone out.

KEEP, SELL, DONATE OR DISCARD

Keep

Daily-use items, size-right furniture and pieces with clear emotional value for the next home.

Sell

Furniture, tools and collectibles with resale value — estate sale, consignment or online.

Donate

Usable clothing, housewares and décor that a local charity can put to work quickly.

Discard / haul

Broken, expired or unsafe items — hauled off so rooms clear for photos and showings.

SPACE PLANNING FOR THE MOVE

- **Floor-plan first**
map what furniture fits each room before packing day.
- **Prioritize function**
kitchen, bedroom and bath set up on day one; décor can wait.
- **Storage reality check**
closets, garage and pantry at the new place rarely match the old.
- **Leave breathing room**
a lightly furnished home shows better and lives easier.

WHY DECLUTTER HELPS PHOTOS & SHOWINGS

- ☐ **Larger-looking rooms**
clear counters and floors let buyers see space, not stuff.
- ☐ **Stronger click-through**
bright, uncluttered photos stop the scroll on the MLS and social.
- ☐ **Easier buyer projection**
empty surfaces help buyers imagine their own life in the home.
- ☐ **Fewer showing hurdles**
clear walkways, safe stairs and accessible closets keep tours smooth.
- ☐ **Cleaner inspection path**
less clutter means fewer "what's behind this?" delays.

WOLFPATT DECLUTTER SERVICES

01

Room Sort

Keep / sell / donate
/ discard by room

02

Donation Runs

Scheduled drop-
offs & receipts

03

Haul-Off

Junk removal so
spaces clear fast

04

Staging Prep

Surfaces &
walkways photo-
ready

05

One Team

Tied to listing and
move timelines

NEXT STEP

SEND US THE ADDRESS + PHOTOS

We'll walk the home, flag what matters and give you a clear plan — so your listing hits the MLS ready.

PHONE (951) 391-5049

EMAIL adminmail@wolfpattrealty.com

WEBSITE wolfpattrealty.com

PARTNER WITH



**Tina & Chuck
WolfPatt Realty**