

BAUMAN BOUNTY

RESALE / LIQUIDATION / CLEAROUTS

A PRACTICAL TULSA-AREA FIELD GUIDE

THE TULSA MOVE-OUT & HOME CLEAROUT CHECKLIST

What to keep, sell, donate, remove - and handle before you hand over the keys.

KEEP

SELL

DONATE

REMOVE

Find the value. Clear the rest.

A free, printable guide from Bauman Bounty

BAUMANBOUNTY.COM

● (918) 900-2107



Before you touch anything

The fastest way to lose time - or something important - is to begin hauling before the house has a plan.

FIRST-PASS CHECKLIST

- ☐ Write down the real deadline: move, listing, closing, lease end, or family pickup.
- ☐ Name one decision-maker. Decide who can approve sales, donations, and removal.
- ☐ Photograph every room from the doorway, then take close-ups of shelves and cabinets.
- ☐ Make a non-negotiable KEEP list before anyone carries items away.
- ☐ Pull photos, letters, heirlooms, prescriptions, documents, IDs, cash, and jewelry.
- ☐ Gather titles, deeds, warranties, spare keys, garage remotes, codes, and manuals.
- ☐ Ask family members to claim items in writing and give each claim a pickup deadline.
- ☐ Flag chemicals, fuel, paint, ammunition, needles, mold, or pest activity for special handling.

30-MINUTE SETUP

Build four exits.

KEEP Move or store

SELL Photo + price

DONATE Accepted goods

REMOVE Dispose or recycle

Allow one small UNSURE zone - not a whole room.

PAUSE BEFORE REMOVAL

Do not toss a sealed box you have not opened.

Open it on a table. Check papers, pockets, envelopes, small containers, and the bottom. Photograph anything you cannot identify.

HOUSE RULES

Keep decisions moving.

- Touch each item once when possible.
- Every SELL item gets a price and exit date.
- Every DONATE item must be safe and accepted.
- Stop when fatigue makes every answer 'trash.'

BEST FIRST WIN

Clear one staging wall or one empty room before sorting the rest of the house. Visible space reduces rework.

Four decisions. One exit for every item.

Use the same test in every room. The goal is not perfect valuation; it is a defensible next step.

1 KEEP

QUESTION

Would I pay to move or store this today?

DECISION RULE

Keep it only if it is used, fits the next space, is required, or is genuinely irreplaceable. Assign an owner and destination.

BEST FOR

Daily-use items, records, family pieces, current equipment, destination-ready furniture.

2 SELL

QUESTION

Is the likely net return worth the work?

DECISION RULE

Consider condition, demand, cleaning, listing, storage, fees, messages, and pickup. Give the item a price and a deadline.

BEST FOR

Working tools, quality furniture, collections, newer electronics, equipment, new inventory.

3 DONATE

QUESTION

Is it useful, safe, complete, and accepted?

DECISION RULE

Confirm the organization accepts it before loading. Bag or box it cleanly. Keep receipts if they matter to you.

BEST FOR

Clean clothing, usable housewares, working small appliances, books, linens, mobility aids.

4 REMOVE

QUESTION

Is it broken, unsafe, contaminated, or unwanted?

DECISION RULE

Separate ordinary disposal from paint, chemicals, batteries, electronics, fuel, tires, and other regulated materials.

BEST FOR

Broken furniture, damaged goods, expired products, unusable parts, true trash and debris.

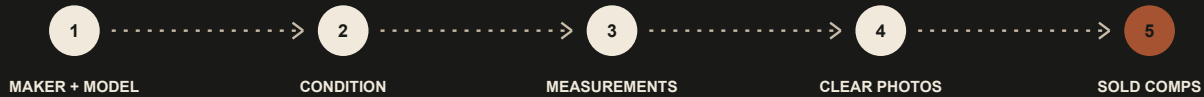
TIE-BREAKER

If nobody will claim it, buy it, or accept it by the deadline, change the route.

Before you throw it away...

Pause for realistic resale clues. Old does not automatically mean valuable - and a high asking price is not a sold price.

THE FIVE-MINUTE CHECK



Q WORTH A SECOND LOOK

- **Jewelry, watches, coins**
Marks, karat stamps, makers, precious-metal content, and complete sets.
- **Tools and shop equipment**
Quality hand tools, machinist tools, welders, woodworking equipment, and complete kits.
- **Furniture**
Solid wood, recognizable makers, mid-century pieces, unusual scale, and good condition.
- **Outdoor equipment**
Working mowers, power equipment, trailers, sporting goods, and quality patio pieces.
- **Art and decor**
Original art, signed studio pottery or glass, vintage signage, and branded displays.
- **Musical and audio gear**
Instruments, amplifiers, speakers, turntables, and components with model numbers.
- **Collections**
Complete or organized groups often outperform loose, damaged, or common single pieces.
- **New or sealed goods**
New-in-box tools, appliances, household goods, parts, and unopened inventory.
- **Current electronics**
Recent cameras, computers, game systems, phones, and testable accessories.
- **Commercial equipment**
Restaurant, office, retail, warehouse, medical, and specialty business assets.
- **Toys and hobby items**
Older branded toys, models, trains, comics, cards, and hobby gear in good condition.
- **Paper and ephemera**
Local history, signed material, vintage advertising, maps, manuals, and rare editions.

UNSURE? TAKE THE PHOTO BEFORE IT LEAVES.

One wide shot + one label or model + one clear view of condition.

That record is more useful than trying to remember the item after it is gone.

USUALLY WEAK RESALE AFTER THE EFFORT

- | | |
|---|---|
| ☐ Heavily worn upholstered furniture or used mattresses | ☐ Outdated printers, TVs, low-end appliances, and untested electronics |
| ☐ Common particleboard furniture with damage or missing hardware | ☐ Encyclopedias, common books, or large amounts of unsorted media |
| ☐ Chipped single dishes, common glassware, or incomplete sets | ☐ Smoke-, moisture-, pest-, or odor-damaged household goods |

NOT AN APPRAISAL

Market demand, condition, location, selling costs, and time all affect value.

Clear the places ordinary moving lists miss.

Work one zone at a time. Finish its KEEP, SELL, DONATE, and REMOVE exits before opening the next room.

01

Kitchen + pantry

- ☐ Open every cabinet, top shelf, drawer, pantry bin, and appliance.
- ☐ Remove food, medicine, cleaners, and anything in the refrigerator/freezer.
- ☐ Match small appliances with cords, lids, blades, and manuals.

02

Bedrooms + closets

- ☐ Check pockets, nightstands, jewelry boxes, under beds, and closet shelves.
- ☐ Separate daily essentials and the first-night bag before packing the rest.
- ☐ Inspect luggage, purses, shoe boxes, and garment bags before donating.

03

Living + dining

- ☐ Check drawers, cabinets, frames, books, electronics, and remote controls.
- ☐ Measure large furniture before deciding it will fit the next space.
- ☐ Photograph makers' marks, labels, signatures, and furniture damage.

04

Office + paperwork

- ☐ Pull legal, financial, medical, tax, property, vehicle, and insurance records.
- ☐ Set aside computers, drives, phones, passwords, and account information.
- ☐ Shred sensitive papers; recycle only after the document review is complete.

05

Garage + workshop

- ☐ Check toolboxes, cabinets, pegboards, rafters, workbenches, and vehicle trunks.
- ☐ Pair tools with batteries, chargers, cases, parts, and model photos.
- ☐ Separate fuel, oil, paint, chemicals, propane, tires, and batteries.

06

Attic + shed + storage

- ☐ Open trunks, holiday bins, forgotten boxes, overhead racks, and locked cabinets.
- ☐ Watch for heat, pests, unstable stacks, sharp items, and weak flooring.
- ☐ Label items by room destination - not simply 'miscellaneous.'

07

Laundry + utility

- ☐ Clear shelves, behind appliances, utility sinks, panels, and water-heater areas.
- ☐ Keep appliance cords, hoses, manuals, keys, and included fixtures together.
- ☐ Confirm which appliances and fixtures stay with the property.

08

Exterior + final sweep

- ☐ Walk the porch, yard, side gates, crawlspace access, and mailbox.
- ☐ Check sheds, planters, trash carts, hoses, ladders, and outdoor storage.
- ☐ Look high, low, behind doors, and inside every built-in one last time.

THE EMPTY-ROOM TEST

Open every door, drawer, cabinet, closet, and appliance. Then scan high, low, and behind.

A room is finished only when every remaining item has an owner or exit route.

The final 72 hours

Stop creating new piles. Shift from sorting to verification, cleaning, and a clean handoff.

72-48 HOURS

Lock the plan

- ☐ Confirm movers, helpers, donation pickup, and disposal access.
- ☐ Confirm utilities stay on through the required handoff date.
- ☐ Plan food, refrigerator, freezer, and trash removal.
- ☐ Set the final SELL deadline; reroute anything that will not leave in time.
- ☐ Pack documents, medicine, chargers, valuables, clothes, and toiletries.
- ☐ Confirm what stays with the property, buyer, landlord, or new occupant.

24 HOURS

Clear and clean

- ☐ Remove every remaining donation, sale, recycling, and trash load.
- ☐ Clean to the lease, sale, or family agreement - not an invented standard.
- ☐ Photograph each empty room and any existing damage or repair concern.
- ☐ Empty cabinets, drawers, closets, appliances, garage, shed, attic, and yard.
- ☐ Check laundry, dishwasher, refrigerator, medicine cabinets, and showers.
- ☐ Gather keys, remotes, mailbox keys, access cards, and written codes.

HANDOFF

Walk it once - slowly

- ☐ Look high, low, behind doors, and inside built-ins.
- ☐ Set thermostat and lights as directed; note meter readings if needed.
- ☐ Return every key, remote, and access device to the right person.
- ☐ Close and lock windows; secure exterior doors and gates.
- ☐ Remove final trash, food, cleaning supplies, and personal items.
- ☐ Save final photos, receipts, donation records, and handoff confirmation.

PROPERTY-SPECIFIC RULES WIN

Renters: follow the lease and move-out instructions. **Sellers and executors:** confirm the agent, title, court, or family requirements. Photograph the condition you leave behind.

When DIY stops making sense

You may not need a clearout company. Professional help earns its place when it removes real constraints - time, labor, logistics, or uncertainty.

SIGNALS TO CHANGE THE PLAN

- ☐ The deadline is fixed, but sorting or removal is not moving fast enough.
- ☐ Family or decision-makers live out of town, disagree, or cannot be on site.
- ☐ Large furniture, appliances, stairs, heat, or repeated loads create injury risk.
- ☐ You do not have reliable vehicles, helpers, donation routes, or disposal access.
- ☐ Potentially sellable property is mixed into a much larger volume of ordinary contents.
- ☐ The project is consuming workdays, storage, or carrying costs that exceed the savings.

ONE PRACTICAL OPTION

Let the contents help with the cost.

If qualifying resale items are part of a larger Bauman Bounty clearout, an agreed Clearout Credit may be applied toward the work.

Clearout estimate **\$900**

Clearout Credit **-\$350**

REMAINING COST \$550

Illustrative example; every scope and credit is different.



STOP, DO NOT POWER THROUGH

Needles, ammunition, unknown chemicals, active mold, sewage, structural hazards, pests, or biohazards may require specialized help. Isolate the area and identify the correct provider.

WHAT THE CREDIT IS - AND IS NOT

The credit is an agreed project offset, not theoretical retail value. Condition, demand, selling costs, storage, labor, timing, and resale risk all matter.

The scope, qualifying items, and final numbers are explained before work is approved.

A LOW-PRESSURE FIRST LOOK

Not sure where you land? Start with photos.

Send wide room photos plus close-ups of anything unusual, branded, older, or boxed. Include your Tulsa-area location and deadline. We will tell you honestly what looks like a fit.

TEXT (918) 900-2107

[BAUMANBOUNTY.COM/CLEAROUT-CREDIT](https://baumanbounty.com/clearout-credit)

Move-out + clearout master checklist

Write the deadline at the top. Work down the page. Do not let an 'unsure' pile become a fifth permanent category.

PROPERTY _____

HANDOFF DATE _____

1 SECURE THE IMPORTANT THINGS

- | | |
|---|--|
| ☐ Deadline and decision-maker confirmed | ☐ Legal, financial, tax, medical, and property records pulled |
| ☐ Every room photographed | ☐ Titles, keys, remotes, codes, and manuals gathered |
| ☐ Family claims documented with pickup dates | ☐ Hazards and special-disposal items flagged |
| ☐ Photos, heirlooms, valuables, cash, and jewelry pulled | |

2 SORT AND ROUTE THE CONTENTS

- | | |
|---|--|
| ☐ KEEP items have an owner and destination | ☐ Every cabinet, drawer, closet, box, and appliance checked |
| ☐ SELL items have photos, a price, and exit date | ☐ Garage, attic, shed, yard, and storage areas checked |
| ☐ DONATE items are clean, safe, complete, and accepted | ☐ Unsold items rerouted before the deadline |
| ☐ REMOVE items are separated by disposal route | ☐ Donation, recycling, and disposal loads completed |

3 CLOSE THE PROPERTY

- | | |
|---|---|
| ☐ Movers, helpers, utilities, and appointments confirmed | ☐ Final condition photos saved |
| ☐ Food, medicine, cleaners, and final trash removed | ☐ Windows, doors, gates, thermostat, and lights set |
| ☐ Cleaning completed to the actual agreement | ☐ Keys, remotes, access cards, and codes handed off |
| ☐ Rooms, closets, cabinets, appliances, and exterior rechecked | ☐ Receipts, donation records, and handoff confirmation saved |

NOTES / PICKUPS / DEADLINES

Still not sure where to start? Send a few photos.

We will help identify a practical next step - even if another solution fits better.

TEXT OR CALL (918) 900-2107

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