

Home Staging Guide

Want to get the highest price in the shortest amount of time? Here are some pro tips on how to prepare your home for showings. I promise that when you put in the work up front, it pays off! Remember, you intend to move, and this process will help you begin to organize and pack in advance.

INTERIOR:

1. Depersonalize your home. This means removing any personal items, such as family photos, artwork, sports, and religious symbols. The goal is for potential buyers to be able to see themselves living in your home, as opposed to being curious about your life. People are, by nature, a little nosy.
2. Declutter your home. This means getting rid of any unnecessary furniture, appliances, and other belongings. This means clear surfaces—tables, counters, book shelves, etc. What is part of normal daily life, that which we leave out for convenience, is best put away for showing purposes. Clean up as if you have guests coming whom you really want to impress! Clearing space will help draw buyers in as they can see the best possible use of the space, while highlight the beauty and features of the home.
3. Make repairs and touch-ups. This includes fixing any broken appliances, leaky faucets, burnt out lightbulbs, or other issues that may be present in your home. Potential buyers will be looking for a move-in ready home.
4. Clean your home thoroughly. This includes dusting, vacuuming, mopping, and washing the windows. Use a magic eraser, clean grout, etc. Consider hiring a professional cleaner if you don't have one already.
5. Reduce decorative items and personal photos to a minimal amount
6. Store toys, loose items out of sight (storage bin/closet)
7. Organize closets
8. Remove items from the exterior of the refrigerator
9. Keep sink clear of dishes or utensils
10. All kitchen & bathroom counters, sinks, showers, and tubs are free of clutter and clean (if you're like me, you're going to have to dial down on hair products!)
11. Ensure all lighting works
12. Keep floors clean (vacuumed or mopped)
13. Get rid of any pet smells. This may include shampooing the carpets, cleaning the litter box, and taking your pets to a groomer.
14. Open up your home to natural light. This will make your home feel brighter and more inviting.
15. Consider some staging elements. This may include painting the walls, updating or removing some furniture, and adding flowers. I can help with this.

EXTERIOR:

1. Lawn mowed
2. Refresh landscaping as needed
3. Sweep deck and porch areas
4. Stage deck or porch areas with simple furniture
5. Power wash driveway, sidewalk
6. Make repairs & touch-ups as needed
7. Trim trees and bushes
8. Remove excess clutter from garage

Just start now, one step at a time. If it gets overwhelming, I am here to help if you need me.

