

Increasing your Home's Appeal with Easy Staging Secrets

Remember the 60-second rule: That's all the time you have to create a winning first impression. Here are some simple to significant ways to maximize your home's appeal.

Remember that if the home is in good condition, you will realize more money than selling "as is" There are inexpensive things you can do to make your home look like it has been taken good care of. A home that has been neglected will be discounted in price by thousands of dollars.



Exterior

- Keep the grass cut and remove all yard clutter.
- Weed and apply fresh mulch to flower beds.
- Apply fresh paint to wooden fences.
- Tighten and clean all door handles.
- Clean windows inside and out.
- Power wash home's exterior.
- Ensure all gutters and down spouts are firmly attached and functioning.
- Paint the front door
- Buy a new welcome mat.
- Place potted flowers near the front door.



Interior

- Evaluate the furniture in each room and remove anything that interrupts "the flow" or makes the room appear smaller. Consider renting a storage unit to move items off-site.
- Clean and organize cabinets, closets and bookshelves.

- Clean all light fixtures and ceiling fans.
- Shampoo carpets.
- Remove excessive wall hangings and knick-knacks.
- Repair all plumbing leaks, including faucets and drain traps.
- Make minor repairs (torn screens, sticking doors, cracked caulking).
- Clean or paint walls and ceilings. Ask Realtor first for suggestions.
- Replace worn cabinet and door knobs. Ask your realtor first.
- Fix , clean or replace discolored grout.
- Replace broken tiles.
- Replace worn counter tops. Ask Realtor first



Special details for showing



- Turn on all the lights.
- Open all drapes and shutters in the daytime.
- Keep pets secured outdoors.
- Buy new towels for bathrooms.
- Buy new bedding for bedrooms.
- Remove all bathrooms and kitchen rugs for showings, this makes the rooms look larger.
- Replace old lamps or lampshades.
- Play quiet background music.

- Light the fireplace or clean out the ashes and light a candelabrum.
- Infuse home with a comforting scent, such as apple spice or vanilla.
- Set the dining room table for a fancy dinner party.
- Vacate the property while it is being shown.