

# *Home Staging Tips*

## *Curb Appeal*

*Often a Buyer's first impression is decided at the curb. Take care of exterior maintenance issues like cutting back overgrown shrubs, mow the grass and rake or pick up downed leaves and branches and put away lawn tools, kids' toys. Discard or store any outdoor furniture that is rusty or ragged and weed and mulch flower beds. If season and funds permit, put out some colorful annuals or put a few nicely planted containers on or near the front porch. Giving the front door a facelift with a new coat of paint, possibly changing the color, and adding some new hardware, as well as putting out a new door mat are great ways to contribute to a positive first impression.*

## *Windows - Open the drapes and blinds*

*Sunshine is the world's best decorator and nothing is more depressing than walking into a home where shades, curtains and drapes are closed. The buyer is likely to leave with the impression of a dark and claustrophobic property. **Wash the windows** - inside and out. For the same reasons as above, no other small improvement will give you more bang than this.*

## *Clutter Control*

*De-cluttering and organizing a home is very important and does more for your home than just making it look neat. A cluttered home can feel small and less airy. While you may love being surrounded by all of your accessories and photographs, too much can be distracting to many Buyers. The goal is to allow Buyers to focus on the "Real Estate" that they are actually purchasing and to imagine the home filled with their belongings. Most people are not able to visualize the possibilities, so set the stage for them by packing up some of your collections and photos and arranging furniture so that your homes architectural features are highlighted.*

## *In the Kitchen – Make it Sparkle*

*Scrub like crazy, your kitchen may need to be updated but it can still sparkle. Clean the stovetop and countertops with whatever it takes to remove stains and discoloration. Wash the front of all cupboards and appliances and keep the floor swept and scrubbed for the life of the listing. De-clutter here too, especially the refrigerator removing all magnets, children's artwork, calendars, etc. Put away countertop appliances, canisters, etc and keep cabinet doors and drawers closed. Some inexpensive changes can give your kitchen an updated appearance, such as a new faucet, new knobs and/or pulls on the cabinets and a fresh coat of paint on the walls.*

## ***Bathrooms need to Sparkle too***

*It is critical that the bathrooms sparkle as well. Old bathrooms can be charming and a new shower curtain or fresh flowers on the counter may be all you need. Put out your best towels and add lotions and candles around the tub to create a "Spa Feel". Again, adding a new faucet, changing out the hardware and painting the walls can help to give an updated appearance. We also ask that the commode lids be down and rugs and scrubbers be put in a closet or under the cabinet.*

## ***Bedrooms, especially the Master***

*Start with cleaning and de-cluttering and then consider adding new bedding, window treatments and lamps to create a Master Retreat. Remember, you get to take some of this with you to your new home so in addition to adding perceived value to your current home, you will benefit by helping to create a fresh start in your new home.*

## ***Closets***

*Buyers will open all of the closet doors, so make sure that your closets are clean and organized. Storage is a top priority to most Buyers, eliminating the clutter in your closets will help to assure them that the storage they so desire is available.*

## ***Additional tips to prepare your home for showings:***

*Clean and organize cabinets and bookshelves*

*Clean light fixtures and ceiling fans*

*Shampoo carpets and take care of wood and tile floors*

*Replace old lamps and lampshades*

*Repair leaking faucets*

*Clean and paint walls and ceilings*

*Replace worn countertops*

*Power wash the exterior of your home*

*Make sure all gutters and downspouts are attached and clean/functioning*

*Scrape any peeling paint on windows and doors and repaint*

*Replace torn or broken screens*

