

13 Tips for Home Staging

When buyers tour your home, you won't be able to stand in the background with a pair of pom-poms, cheering about how great a deal it is. The home will need to impress buyers all on its own. We've put together a list of things you can do to make your home look its best.

- 1 Less is more.**
Rent storage to help de-clutter. Remove enough so that closets & storage spaces are half empty.
- 2 Make sure your rooms are well lit.**
Open the shades, blinds, or curtains to fill each room with natural light.
- 3 Get other opinions.**
Ask a friend to critique your home.
- 4 Don't hide any assets.**
Remove rugs to highlight nice flooring. Clear off counters to display any stone, granite, etc.
- 5 Create traffic flow through the rooms.**
Place seating into conversational groups and use pieces to help navigate visitors through your home.
- 6 Freshen up your home.**
Air out rooms by opening windows before showings. Display fresh flowers or a bowl of brightly colored fresh fruit.
- 7 Update your main locks.**
If you have various keys for each door, re-key the house so everything is on one key (knob, dead bolt, garage, etc).
- 8 Leave instructions for the agent.**
If there's anything the showing agent needs to know (i.e. "don't lock the front door" or "take off your shoes"), make sure you leave clear instructions in an obvious place.
- 9 Remove all pets.**
Keep pets in the backyard or garage, take them for a walk, send them to a friend or board them for uninterrupted showings.
- 10 Make minor repairs.**
Fix issues that can distract buyers such as leaky faucets, burnt out bulbs, loose knobs, broken tiles, squeaky hinges, and even worn toilet seats.
- 11 Clean and make your bed everyday.**
You never know when a showing might occur.
- 12 Don't forget yard maintenance.**
This is your home's first impression. Weed, mow, paint the trim, clean the windows, etc. Remove your car from the driveway.
- 13 Remove all personal items.**
Put away or hide all photos, refrigerator art, calendars, valuables, prescription drugs, all bathroom toiletries, grooming products, etc.