



Staging Tips

Throughout the house:

- ____ 1. Walls should be painted a neutral color
- ____ 2. Open all drapes, pull up blinds and shades and let in the sunlight
- ____ 3. Create a positive mood. Turn on lights, day of night, and install higher wattage light bulbs to show your home brightly
- ____ 4. Remove clutter from each room to make it appear larger
- ____ 5. Show rooms as they should be used, a defined purpose. example, remove a desk from the dining room and place a dining table. Stage all rooms as if they have a purpose
- ____ 6. If you have a fireplace, highlight it in your decorating
- ____ 7. Replace the carpet if it does not clean up well.
- ____ 8. Keep your home dusted and vacuumed at all times
- ____ 9. Have a family "game plan" to get home to prepare for a showing or make pet arrangements quickly if necessary
- ____ 10. Air out out your home for at least a half hour prior to showings, if possible
- ____ 11 Lightly spray your house with air freshener so that is have a chance to defuse before the buyer arrives
- ____ 12. Put family photos in storage
- ____ 13. Improve traffic flow through every room by removing unnecessary furniture

- ___14. Create feeling of a spacious entry area by using decorative accents and removing unnecessary furniture
- ___15. Putty over and paint any nail holes or other mishaps in the walls
- ___16. Paint all interior walls a neutral color to brighten the home and make it look bigger. Adding a small amount of vanilla extract in your paint will make your home smell fresh
- ___17. Repair or replace any damaged or loose wall paper
- ___18. Clean fans and light fixtures
- ___19. Wash all windows inside and out
- ___20. Use plants in transitional areas of your home
- ___21. Make the most of you attics potential
- ___22. Remove and/or hide excess extension cords or exposed wires
- ___23. Open doors to areas you want potential buyers to see such as walk in closets, pantries, attics
- ___24. Remove all smoke ad pet odors
- ___25. Repair or replace banisters and handrails
- ___26. Use the rule of 3 when decorating tables, mantel or picture groups

In the Kitchen

- ___1. Microwave a small dish of vanilla twenty minutes before a showing and place it in an obscure place
- ___2. Highlight an eat-in area of your kitchen with a table set for dinner
- ___3. The kitchen and bathrooms should always be spotless
- ___4. Expand your counter space by removing small appliances

In the Bedrooms

- _____ 1. Create a master suite effect in your decorating
- _____ 2. Depersonalize bedrooms and decorate in a neutral theme
- _____ 3. Make sure that the beds are made and linens are clean
- _____ 4. Organize your closets, remove unnecessary items and put them in storage. All hangers should be going in the same direction

In the Bathrooms

- _____ 1. Do not leave towels around and wipe down the sinks and shower areas after each use
- _____ 2. Re-caulk the tub if the caulk is not sparkling
- _____ 3. Repair or replace broken tiles in the shower/tub
- _____ 4. Replace shower curtains and keep them clean
- _____ 5. Put out fresh towels on racks or roll up on counter. Display decorative soaps

Outside

- _____ 1. Keep the yard mowed and raked at all times
- _____ 2. Use flowering plants to dress up the yard, walkway and patio
- _____ 3. Remove all toys, bicycles, tools, unsightly patio furniture and trash from the yard
- _____ 4. Porches, steps, verandas, balconies, patios and other extensions of our house should be kept uncluttered, swept and in good condition
- _____ 5. Paint all entrance doors
- _____ 6. Make sure the garage door opens easily. Fix and paint the garage door if necessary
- _____ 7. Clean and shine all hardware and accessories indoors and out (door knobs, knockers, lamps, mail box, address numbers, etc)

- _____ 8. Trees and shrubs should be trimmed and pruned
- _____ 9. Use a new doormat
- _____ 10. Be sure the front doorbell is in good working order
- _____ 11. Be sure the front door and screen door works perfectly
- _____ 12. Repair rotten wood on door frames or facial boards.
- _____ 13. Freshen up your flower beds with pine straw
- _____ 14. Scrape and paint any peeling paint