

# Staging Your Home



First impressions have a major impact on potential Buyers. Try to imagine what a potential Buyer will see when they approach your house for the first time and walk through each room. Ask your realtor for advice; they know the marketplace and what helps a home sell. Here are some tips to present your home in a positive manner.

## **Declutter**

Remove items you don't need between now and moving day. Pay extra attention to cabinets, closets and pantries - you want to give potential buyers the impression that your home has ample storage.

## **Depersonalize**

Remove family photos, personal items, and keepsakes so potential buyers can picture themselves in the home.

## **Erase Signs of Pets**

Make sure to clean thoroughly and remove toys, food dishes, and water bowls.

## **Deep Clean**

Aim to clean to a point where it looks like nobody lives in the home. It shows potential buyers that you've taken great care of the property.

## **Increase Lighting**

Replace any burned-out lightbulbs, swap out for higher wattage bulbs, clean your windows, open the blinds, and don't forget to turn on all the lights and lamps before any showing.

## **Create Conversation**

Point loveseats and couches toward each other to create a conversational space and increase the amount of space in rooms.

## **Stay Neutral**

Neutral paint colors are friendlier. Your home's new owners won't necessarily use (or decorate) the rooms the same way you do.

## **Update the Finishes**

Walk through your home with a critical eye. It's likely worth a Saturday of work to repaint a room, re-caulk or re-grout, strip wallpaper, or change worn or out dated hardware.

## **Inspect the Exterior**

Curb appeal is the ultimate first impression. Mow, pressure wash any dingy areas, repair chipping paint, plant some flowers, tidy up any patio furniture.

## **Arrange in Odd Numbers**

From throw pillows, artwork, and accessories, professional stagers and designers swear by decorating in threes, fives, and sevens.

## **Set the Table**

It's a nice touch that can help the buyer visualize living and having dinner parties there.

## **Use Extra Rooms**

Never leave a room empty. Make it feel usable as an office, craft room, or guest bedroom.