

# 10 Staging Tips When Selling Your Home



STAGING TIP ONE: Put your talent where it pays off the most

## TIP ONE: Put Your Talent Where It Pays Off The Most:

A home buyer looks for the rooms that mean the most to them. The kitchen, master bedroom, and family room should be at its best, with a focus on its best features. Think of accenting your makeup to bring out your eyes, or other features. Have a real hard look at the space and go to work. Don't forget to put a bouquet of flowers in the center of that kitchen table, and a few plants around the house that looked cared for. This does not mean artificial anything. The fresh flowers and plants will bring a clean scent into the home and show that you care for the things around you.



STAGING TIP TWO: Take Grandma's Pictures Down

## TIP TWO: Take Grandma's Pictures Down:

Avoid having the prospective new homeowner feel locked in your time warp of souvenirs and photos. The cleaner the canvas, the better the shot at the prospect painting their own picture of how they want to live. Remove the personal religious and family photos, clean up that bathroom from your favorite deodorant, and take as many of the clothes away to make your closets look airy and clean. You may feel as though you are in someone else's home, which is exactly as it should be, and it will move much more quickly.



STAGING TIP THREE: Clutter, clutter, clutter

## TIP THREE: Clutter, clutter, clutter:

Start packing up the things you just can't live without and get rid of the rest, so the prospective buyer sees the house in its airiest state. Sometimes family life and working from home creates a lot of items around that have been your day to day, but bringing it back to basics during the home viewing period, will help buyers as they open your kitchen cabinets, pantry, or walk-in. Space will appear larger and well taken care of with minimal items in the rooms.



STAGING TIP FOUR: Spruce It Up – Fix It Up

## TIP FOUR: Spruce It Up – Fix It Up:

What speaks most to a potential buyer, is the care you put into your home. As they walk through room after room, there should be no signs of bumps, bruises, and damage. When the potential buyer sees that you have maintained your home with love and care, they feel that there will be no surprises down the road. So everywhere you can make it better, do so.



STAGING TIP FIVE: Call in the cleaners

## TIP FIVE: Call In The Cleaners:

There's clean and there's sell my house clean. From top to bottom, ceiling fans to baseboards, clean, clean, clean. Put your best comforter and towels out, and make sure that the kitchen, master bed, and bathroom look really cared for. The best advice is to clean the house the same way you did when you moved in.

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STAGING TIP SIX: Let yourself go gray

## TIP SIX: Let Yourself Go Gray:

You may have the most breathtaking color expression throughout your home, but to sell the home, cover that up with a neutral color that the prospect does not find out of their realm of decorating. White, tan, or gray make the space appear clean and larger.



STAGING TIP SEVEN: Put out the welcome mat

## TIP SEVEN: Put Out The Welcome Mat:

Your front entrance is your welcome. Having old Christmas ornaments or dead plants will only give the prospect a feeling of neglect. A simple welcome mat with a few potted plants that are well cared for will do a lot to make the prospect feel that you care about making an impression of cleanliness and care for your property.



STAGING TIP EIGHT: Let There Be Light

## TIP EIGHT: Let There Be Light:

There's nothing better than light to brighten up an opportunity. Natural light is wonderful, but if there isn't enough of that, turn on as many lights as you can, so the house is happy and bright. And don't forget to turn on any lights you have in your closets. Everything inside will look a whole lot better.



STAGING TIP NINE: Take some of the furniture out or rearrange

## TIP NINE: Take Some Of The Furniture Out Or Rearrange:

Be creative. You want the rooms to look as comfortable and airy as possible. So take that extra table or chair that you really don't need and put it in storage for your next home. Oversized and damaged pieces, and things that just never matched, should be removed.



STAGING TIP TEN: Odor, odor, a real avoider

## TIP TEN: Odor, Odor, A Real Avoider:

Maybe you have a favorite spice, but the prospect may feel that it's an odor that is distracting from the home's appearance. Take out the garbage, please. Never appear to be a smoker's home. Use natural scents like cinnamon and orange.