

Staging Tips to Prepare Your Home for Sale and For Pictures

In our experience, we offer the following tips to make your home as marketable as possible. Remember- good photos aren't just important- they are everything!

Exterior:

- Remove vehicles from driveway and front of the home. Close garage doors.
- Remove barbeque covers and open patio umbrellas (if weather is nice).
- Organize deck/patio furniture.
- Turn ALL exterior lights on.
- Sweep sidewalks, driveways and decks/patios. Shake off your welcome mat.
- Trim bushes/trees around walkways to give a clear view of the home.
- Take down all flags. Put hoses and other yard items away. Pick up pet waste, put away garbage cans and generally keep the yard clean and clear. Keep the lawn freshly cut and landscaping tidy.
- Enhance curb appeal maybe with a front door wreath, fresh flowers or pots of greenery.

Interior:

- Turn ALL lights and lamps on. Make sure all lights are working and burnt out light bulbs are replaced. It is advised to have most lights on throughout the home during showings.
- All rooms straightened up - all beds made, cords straightened, stash extra things in bins/boxes in the garage. Hide items such as trash bins, tissue boxes, clean/dirty laundry, magazines and remotes.
- Kitchen- Remove all decorative items from the refrigerator (i.e. magnets, calendars, children's artwork). Remove all non-decorative items from the counters (i.e. dish soap, paper towels, phones, cleaning supplies).
- Place non-obtrusive, decorative items on counters and tables (i.e. fresh flowers, bowls of fruit, pottery/vases, new candles). Remove all and any holiday décor, especially from the front door. Remove personal photos and religious items from the walls. Put all personal items away and if possible, lock up your valuables or take them with you when you leave for a showing. Put away pet items (i.e. water bowls and toys). It's advised to remove your pet from the home during showings.
- Bathroom- Lower all toilet seats. Remove all non-decorative items from the countertops. Remove toiletries from bath/shower area. Shower curtains are often pushed to the side to show off tile and fixtures. Freshly folded towels in bathrooms are a plus.
- Window Treatments- Open curtains all the way in every room. Blinds should be twisted open, but not pulled up.

Want to step it up?

De-personalize and de-clutter- make sure your buyers can imagine living in their new home. Make sure all mirrors are streak-free. Only moderate dusting is required (but watch dark surfaces - floors or furniture).