

Staging



- ✚ Powerwash exterior walkways and driveway.
- ✚ Remove any debris and/or moss from the roof
- ✚ Cut and edge lawn. Trim bushes and trees. Plant flowers
- ✚ Deep clean home
- ✚ Wash all windows inside and out
- ✚ Have carpets cleaned and polish wood floors
- ✚ Replace all worn or missing caulking in bathrooms and kitchen
- ✚ Make all minor repairs prior to listing.
- ✚ Remove everything from the outside of the refrigerator
- ✚ Take everything off of the kitchen and bathroom counters. Leave only 1-2 items. No personal items.
- ✚ Declutter showers
- ✚ Hang fresh towels
- ✚ Lay fresh rugs or at minimum remove worn rugs
- ✚ Replace all burnt out light bulbs
- ✚ Make beds daily and keep everything off the floor
- ✚ Have fresh and clean bedding
- ✚ Keep closets organized
- ✚ Do not use strong air fresheners
- ✚ Keep house aired out when weather permits
- ✚ Turn all lights on for open house and private showings
- ✚ Vacuum and dust regularly
- ✚ Keep counters and sinks wiped clean
- ✚ Buy fresh flowers to set out
- ✚ Put away pet food and toys. Always keep litterbox clean.
- ✚ Set temperature at a comfortable level for guests
- ✚ Keep backyard mowed, edged and weeded
- ✚ Replace exterior chair/furniture cushions
- ✚ Keep lawn and plants watered and fertilized
- ✚ Let me know if you run out of fliers
- ✚ Refer all home inquirers to me

Prepare your home.

First impressions count and properly staging your home will net you thousands of dollars more on your sale.

Before the pictures and video are taken, before the first open house, follow these steps to ensure the best possible outcome when selling your home.

TIP: Buyers walk away with the best impression when they can't tell whether the home is vacant or occupied.

Start packing, you'll be moving soon!

It's time to get your boxes and wrapping paper and start packing your trinkets, family photos and many of your decorations. The best staging advice is "Less is more." We want to showcase the space, features and details of your home. Having fewer items in the home is less distracting to buyers.

TIP: It's ok to move furniture and boxes into the garage while the home is listed. Just make sure that the items are stored neatly.

Remove all valuables and medication.

Unfortunately, personal items can go missing if left out. Let's make sure that doesn't happen and remove any visible temptations.

TIP: Store valuables at a friend or family's home. You can also hide items on site or use a safe.