

Tips For Staging A Home

1. First impression is the most important
2. De-clutter (simplify) incl. closets, cupboards, fridge & pantry
3. Keep garbages cleaned out
4. New mailbox & door hardware
5. Fix any cracked or broken light switches / plug covers
6. Fix any water drips
7. Ensure garage door operates & seals
8. WD40 hinges
9. White towels in the bathroom
10. De-personalize (ex. Take down all family pictures, remove religious things)
11. Clean, Clean, Clean! (Wash walls, wash windows ,make sure beds are always made, wash curtains, clean carpets, toilet seat cover, clean oven, dust, ceiling fans)
12. Touch up paint for marks on the wall
13. Add cozy items such as pillows, candles, art, books on the coffee table
14. Less is more
15. Want to remove items that may have a negative association to them
16. Neat front & back yard ie) cut the grass, clean up any pet poo
17. Fresh flowers
18. Bowl of fresh fruit
19. Plants
20. Warm (atmosphere & temperature)
21. Neutral colors
22. Color co-ordination
23. Add bright accent pieces
24. Re-arrange furniture to make room look bigger
25. Ensure all rooms have a purpose
26. Eliminate odors (ex. burn vanilla before showing, no 'smelly' cooking, air-lock spices)
27. Add a nice scent but not overpowering ie) bake bread or cookies
28. Play music during showings
29. Put away coats, jackets, shoes, robes
30. Have some inviting outside main entrance ie) welcome mat
31. Make sure the front door key works with ease
32. Clean the top of the hot water tank, furnace, garage, laundry
33. Lots of natural light
34. Leave lots of lights on
35. Put away all products
36. Clear kitchen counters & front of fridge
37. Update kitchen cabinet hardware
38. Update appliances
39. Hire a professional stager / company
40. Lead client through other listings and ask them what they see which could help or hurt that house selling
41. Watch the TV shows on design/makeover to get ideas
42. Consider curb appeal, especially the approach to the house

43. Take pictures and analyze them with your client
44. Bring in another Realtor/friend to critique
45. Kill the cat!...or at least remove the litter
46. Put away the dog/cat food
47. Clean the aquarium
48. Furnish it like a showhome (ok to use inexpensive (Ikea) furniture / functional not fussy)
49. Take seasonal decorations down immediately after season/event (ie) Christmas
50. Good quality furniture & artwork
51. Stage before listing
52. Professionals photos & video tour done
53. Have good feature sheets
54. Updated decorating (current with the times)
55. Organize storage spaces
56. Remove cars from the driveway
57. Wash the driveway
58. Remove the shoe rack from the front entrance
59. Replace any broken walk blocks
60. Add walkway lights
61. "Think safety"
62. If flooring is bad, replace it