



## Home Staging Tips

### 1. Less is more

Rent storage to help de-clutter. Remove enough so that closets & storage spaces are half empty.

### 2. Make sure your rooms are well lit

Open the shades, blinds, or curtains to fill each room with natural light.

### 3. Get other opinions

Ask a friend to critique your home.

### 4. Don't hide any assets

Remove rugs to highlight nice flooring. Clear off counters to display any stone, granite, etc.

### 5. Create traffic flow through the rooms

Place seating into conversational groups and use pieces to help navigate visitors through your home.

### 6. Freshen up your home

Air out rooms by opening windows before showings. Display fresh flowers or a bowl of brightly colored fresh fruit.

### 7. Update your main locks

If you have various keys for each door, re-key the house so everything is on one key (knob, dead bolt, garage, etc.)

### 8. Leave instructions for the agent

If there's anything the showing agent needs to know (i.e. "don't lock the front door" or "take off your shoes"), make sure you leave clear instructions in an obvious place.

### 9. Remove all pets

Keep pets in the backyard or garage, take them for a walk, send them to a friend or board them for uninterrupted showings.

### 10. Make minor repairs

Fix issues that can distract buyers such as leaky faucets, burnt out bulbs, loose knobs, broken tiles, squeaky hinges, etc.

### 11. Clean and make your bed everyday

You never know when a showing might occur.

### 12. Don't forget yard maintenance

This is your home's first impression. Weed, mow, paint the trim, clean the windows, etc. Remove your car from the driveway.

### 13. Remove all personal items

Put away or hide all photos, refrigerator art, calendars, valuables, bathroom toiletries, grooming products, etc.