

28 STEPS OF HOME STAGING



Clean Your Clutter and Organize

1. Donate! Go through your home and get rid of your unwanted items. Give to great places like Habitat for Humanity!
2. Pack up 25% of your belongings! Personal items, like photos and memorabilia, should be packed away for safety, as well as, allowing your potential buyers to see themselves in the home. This includes taking children's names off their walls and artwork down.
3. Clean those closets! Pulling half of your items out of closets makes them appear larger. Don't forget the linen closets too. We know everyone loves storage!
4. Consider placing heavier furniture and packed boxes into a storage unit or garage. This allows the light and energy of your home to flow easier.
5. Clean! Hire a professional to come in and wash your windows and clean those hard to get places, like blinds. Don't forget the fan blades and baseboards!
6. Consider putting away non-daily use items like toaster ovens and blenders. Make that kitchen counter space look clean and large.
7. Your office! Pick up that mess. Organize the top and hide the important private documents in a locked drawer.

Next Step...Outside

1. Check out your entryway! Make sure its cobweb and dirt free.
2. Plant some new plants.
3. Remove any old wreaths and clean the front door.
4. Now head to the back and do the same.
5. Wash off patio furniture, or even get new chair pads.

Back Inside with Nothing to Hide

1. What's that smell? Watch what you cook. Fish lingers for a long time.
2. Pour hot salt water down your drains once a week, and use lemon rind in the garbage disposal.
3. Get the carpets cleaned if you have any pet odors.
4. Candles are a great smell to leave on, but blow them out before you leave.
5. Plug ins work too, but pick one scent, and you only need two.

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Decorating Tips

1. Cover it up! Fill old pictures holes. You can even use toothpaste. Consider giving the house a new coat of paint too. This always freshens up a space. Make sure you use neutral colors to appeal to everyone's taste.
2. Make sure all of your window treatments are in working order and clean. Remember to open up all the blinds and curtains. Natural light is always a winner!
3. Have a large dining room? Make sure you set the table and pull out a stunning centerpiece.
4. Have a smaller dining room, or kitchen table? If it has removeable leaves, then condense it. Makes the space look larger. Don't forget to set this one too and top it off with a small centerpiece.
5. Change out those broken or dull bulbs to energy efficient ones. Put in a higher wattage to make the home brighter.
6. Touch up any cabinets! Either with paint, or HomeDepot sells filler for the wood ones.
7. Replace that old shower curtain liner with a new one!
8. Use of fresh flowers is always great. Please make sure you change the water often. It can tend to smell.

Know Your Buyers

1. Not everyone loves Farmhouse style, or modern. Maybe remove a few things to make your home a bit more neutral.
2. Do some research! Spend some time finding out the closest pharmacies, restaurants, nail and hair salons. Find out those local attractions and create a quick flyer for your potential buyers.
3. Same with schools! Yes, listings show the school names, but have your agent print out the school details. Some title companies can pull extra data for you as well. This is called a listing book, or property profile book. We have them at Boston National Title of Texas.



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