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# Do it yourself Home staging

## “The art of first impressions”

Home staging. Staging is used to help promote a home in the market place. If you are thinking of selling or in the process of selling your home you may want to consider hiring a professional to help stage your home. They can help re arrange furniture, create more of a “flow”, declutter, and enhance curb appeal. If you want to do-it-yourself, below are a few tips on how you can improve the first impression of your home.

### Curb appeal

The outside of your home is very important and the first thing a potential buyer will see. Wash the windows & doors so they shine. Power-wash the siding. Gardens should be weeded, trees and bushes should be tidy. The lawn should be mowed and weed wacked. Check outside lighting. Once you tidy up, add lush flowers or touches that make visitors feel welcome. Put away garden tools and equipment. Make your yard an outdoor oasis.

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## Home Staging Checklist

### Less is more.

- ✓ Have you removed unnecessary furniture?
- ✓ Are countertops & vanities clear and clean?
- ✓ Are walls free of cracks and holes?
- ✓ Are most of the family pictures removed?
- ✓ Did you remove all signs that a pet lives there?

### Clean.

- ✓ Is the flooring clean? Spot check.
- ✓ Are carpets clean and stain free?
- ✓ Is the paint fresh and clean?
- ✓ Are the windows and doors clean?
- ✓ Are the window treatments clean?

### Brighten up your home.

- ✓ Open windows and air out home prior to showing.
- ✓ Replace burnt out lightbulbs.
- ✓ Add lamps to brighten dark rooms.
- ✓ Use only light scented candles.
- ✓ Bake a batch of cookies if you have time to create a welcoming environment.



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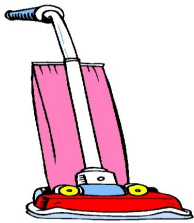
## Interior Ideas

**Clean** the inside so it sparkles like the outside. The inside of the home needs to be clean and tidy. Remove anything that might be distracting, only keep the items that make your home functional. If paint is worn or chipping, repaint & try to keep it neutral.

**Strip the Kitchen.** Keep only the necessities. Counter tops should be clean and clear.

**Neaten drawers, cabinets, and closets.**

**Arrange furniture** to enhance traffic flow and unveil the strengths of a room.



**Rearrange items and declutter** shelves, display cabinets, servers, and bookshelves.

**If furniture shows signs of age**, consider borrowing pieces or revamping them. Add a new throw pillow or blanket.

**Open the curtains** to allow natural light to flood the home.

**Keep walkways clear & free of hazards.** Decorative carpets should be in place & safe to walk on.

**Appeal to all senses**, the home should smell fresh and inviting. Fresh baked cookies add a warm homey smell to the house.



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