

# Guide to Staging your Home

Proudly Presented by  
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## **Curb Appeal:** *1st impressions really matter*

	Remove any clutter in your yard. Check the front, the sides and back.
	Make sure windows and outdoor walls are clean.
	Check to see if all outside lights are working and clean. Replace any burned out bulbs and clean of dirt and cobwebs.
	Keep walkways clean and free from clutter. Try and keep on top of snow removal in the winter.
	Keep lawn and flowerbeds looking neat & tidy. Make sure to keep law cut and weeds at bay.
	Do a walk around. Take a walk around your house and see if anything may need a bit of TLC. If you see it, potential buyers will too.

## **Interior General:**

	Interior walls cosmetically, can be repaired with putty and matching paint. A small artistry brush is easiest to blend small areas.
	If possible, keep furniture to a minimum, ensuring not to impede passage from room to room.
	Bookshelves, cabinets and countertops should be staged with a few items. Too many items will make the whole room look cluttered.
	Install or repair any missing or damaged hardware. Door handles, cupboard pulls, towel bars, toilet paper holders, handrails, etc.
	Replace any burned out bulbs.

## **Kitchen & Bathrooms:**

	Remove anything sitting on the top of your fridge and remove magnets, calendars, artwork and pictures that may be on your fridge.
	Keep the number of items on your counters to a minimum. Put extra small appliances away; store bread & fruit inside a pantry or fridge. In the bathroom, store your toothbrushes, makeup, hair products, etc., in cupboards or under the sink. The less visible on the counters, the bigger your kitchen and bathrooms will look.
	Check for leaking faucets in both kitchen and bathrooms.
	Make sure towels are folded and straight on towel bar.
	Scrub sinks, toilets and tubs. Remove any mildew, hard watermarks and rust.

## **Bedrooms, Laundry & Office:**

	Keep items on nightstands, armoires & desks to a minimum. (e.g. lotion bottles, knick knacks, drinking glasses, books, stationary, etc.)
	Remove, hide or wrap any long electrical cords. Even if they are out a way and not a tripping hazard, long cords like extension cords, phone chargers, T.V. cords, etc. can make a room look messy.
	Keep wall art to a minimum. If possible remove or minimize the amount of paper posters on walls.
	Put away all clothing. Make sure to check around the house and remove any clothes that may be laying around, or hanging off the back of chairs, etc.
	Store excess toys in closets or toy bins. Keep amount of stuffed animals on the bed to a minimum

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