Staging

How do you stage your home for showings without hiring a professional? Here are some great tips to get you started, but I am happy to answer any questions on this topic, just give me a call!

Declutter:
When people are looking at your home, you want them to see your home…not your stuff! Take time to declutter. This means taking personal items excessive trinkets down and box them up. Framed photos, chachkies, refrigerator magnets, books and other personal items should be taken down. Bathroom items such as hair accessories, jewelry hangars, beauty products and make-up should be off the counters. Kitchen counters should be scarcely adorned and any larger appliances should be placed in a cabinet. All clothing should be in drawers or closets and children's toys should be put away. Strategically place decorative items where needed, but keep it sparse.

Straighten up!:
Again, you don't want people to focus on anything other than you rhome, so straighten up. Make the beds, tie back curtains, no dirty dishes in the sink, make sure throw pillows are neat and straight, no blankets on the living room furniture, dining and island chairs straight and pushed in, shower curtains opened all the way, toilet lids down. Home office desks cleared of any personal information and clutter, make sure all hanging pictures and wall decor are straight. All closet doors and cabinets closed and any pet or children's toys are stored away.

Clean:
You can hire a professional to come in and clean if you don't want to do it yourself, but if you do, do it right! Make sure the bathrooms and kitchen is immaculate. Those are the places people will get grossed out the most from messes! Toilets need to be cleaned inside and out, counter tops and sinks should sparkle and tubs should not have any rings or soap scum. Glass shower doors should be streak free and no build-up. Rugs should be fluffed and cleaned as well. No used towels on the rack and all hand towels should be clean and neat.
Kitchen appliances should be cleaned inside and out. Wipe down all of the shelves in the refrigerator and tidy them. Do not have it overstuffed! Make sure the oven is clean and the glass on the front (if applicable) is streak free. Microwaves are the wort! Clean any food splatter inside the microwave and throw the tray in the dishwasher to get it good and clean. Do not have dirty dishes left in the dishwasher. That will not only look bad, but smell bad as well! Dust off lighting fixtures, vents, baseboards and anywhere else there may be cobwebs or dust bunnies. Make sure windows are clear and not streaked and VACUUM! A dirty carpet can ruin an entire room!

Make it Light and Fresh:
Open your curtains/blinds and let the light in! Turn lights on for showings and make sure storage/utility rooms are lit up. Light candles or bake cookies to make the house smell inviting and make sure furniture, carpets and curtains are all fresh and clean of pet odors. If you have a litter box, make sure it is clean and hidden away if possible. Empty diaper disposal canisters and all garbage bins. Put fresh flowers in a vase somewhere in the center of the home and replace as needed. If you are a smoker, get a professional to come in a deodorize your home and only smoke outside while the house is on the market. People who don't smoke will refuse to buy a home that smells like smoke!