

HOME STAGING CHECKLIST

Staging your home for sale is an important step in the selling process. These simple changes could mean a faster selling time and a higher sale price.

Outside Curb Appeal

An attractive exterior is the key to bringing the most prospective buyers to your door.

- Keep the lawn trimmed and fertilized.
- Keep snow and ice removed from driveways and sidewalks.
- Shape up the shrubs. New decorative stones or wood chips may also help.
- Weed flower beds and add charm by potting flowers near the front door.
- Add warmth with a seasonal door decoration.
- Clean and straighten sagging rain gutters.
- Paint the front door and around the trim, if needed.
- Remove oil stains from driveway and garage.
- Repair stray or warped roofing.

Cleaning

Begin with a thorough cleaning of the entire home, then sort out the things you no longer want. Hold a garage sale and use the cash for needed repairs.

- Store or give away excess furniture which makes the room appear cramped.
- Discard unwanted items from closets and kitchen.
- Sweep the basement and garage floors.
- Wash windows and screens.
- Clean and arrange closets and cabinets. They will look bigger with less clutter.
- Wash walls and woodwork.
- Scrub soap film from tile and grout.
- Clear off counters and store unused appliances to make the kitchen look spacious and neat.

Repairing

Minor flaws in your home suggest negligence to a buyer. Your repair list should include:

- Fix leaky faucets and toilets.
- Make sure closet and cabinet doors open and close easily.
- Make sure the garage door is working.
- Inspect the furnace, humidifier and water heater.
- Touch up paint, repair plaster and putty nail holes.
- Make sure the doorbell is working properly.
- Polish badly scratched hardwood floors.

Decorating

Minimal and tasteful decoration can enhance the appearance of your home.

- Give rooms a fresh coat of paint in a neutral color.
- Re-stain or paint chipped woodwork.
- Replace torn or soiled wallpaper, carpeting and draperies in a neutral shade.
- Arrange your window treatments to allow maximum light into rooms.
- Add flowers to make your home appear fresh and attractive.
- Perk up a bathroom with a new shower curtain.

Open House and Showing Preparation

Remember the importance of first impressions. Pretend you are the buyer seeing your home for the first time. On the day of the open house, remember to do the following:

- Remove clutter.
- Make beds.
- Reduce the amount of personal photos on display.
- Add a pleasing aroma by baking cookies, lighting candles or adding a gentle air freshener.
- Turn on all lights.
- Remove pets.
- Leave the home during the open house or showing. Your agent will highlight all the best features of your home.

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