

Staging Tips

Exterior:

- Check the visibility of your house numbers, repaint or polish if necessary
- Create an inviting walkway. Add color with annuals and a new doormat to brighten your home and welcome buyers

Interior:

- Open windows every day to let in fresh air. Appeal to buyer's sense of smell and create an inviting feeling by lighting candles or baking
- Sharpen the look of rooms by paying attention to detail. Polish knobs and handles and replace lights in bathrooms and kitchen as necessary
- Turn on all lights, especially at night, to highlight your home's amenities
- Create a focal point in your entryway by adding a picture, lamp or plant
- Remove furniture to make rooms appear larger and allow for a clear traffic pattern
- Unify the accent pieces and details in your home. Replace old lampshades, bedspreads and bath towels and coordinate matching area rugs, pillows and candles throughout all rooms
- Try to make a child's room minimally personal and make sure it is safe
- Always test your doorbell to be certain it is in good working order
- Move your best pieces of furniture toward the front of each room and your least attractive pieces toward the back
- Hang all pictures on the low side and hang mirrors across from windows that get a lot of light or have a view
- Set your dining room table for a decorative appeal
- Place plants and fresh flowers in rooms to add vibrancy and freshness. Use big, bright or bold accessories to draw attention to important areas of the room
- Try not to be present when potential buyers are viewing your home. If you are present, keep conversation to a minimum