

SHOW READY CHECKLIST

> Kitchen

- Floors swept & mopped
- Appliances cleaned
- Counters clean & free of clutter
- Fresh Flowers or scent of vanilla or cinnamon

> Bathrooms

- Mirrors & glass cleaned
- Bathrooms cleaned & smell fresh
- Tubs and sinks cleaned
- Fixtures cleaned & polished
- Toilet seat down
- Towels neatly arranged

> Bedrooms

- Beds made with pillows neatly arranged
- Clothing & clutter put away

> Living Areas

- Sofa & chair cushions fluffed
- Pillows arranged neatly
- Rooms tidy & uncluttered

> Laundry Room

- Clean & tidy
- Cleaning products put away

> Garage

- Garage swept
- Workbenches cleaned
- Garage door closed
- No cars in garage, driveway or curb

> Overall Interior

- Floors mopped & vacuumed
- Surfaces dusted
- Windows cleaned
- All lights on
- No Odors
- Interior doors open
- Curtains open
- Soft music playing
- Fresh cut flowers
- House at comfortable temperature

> Overall Exterior

- Front entry clean
- Yard and exterior cleaned & uncluttered
- Animal droppings picked up
- Leaves in yard picked up
- Lawn cut

STAGING TIPS FOR
SELLING YOUR HOME



How to prepare for showing your home

> CURB APPEAL

The initial perception of your home sets the mental tone of the viewers. Nothing says 'welcome' like a freshly painted door. Be sure to present well manicured landscaping, especially the walkway up to the front door.

> THE GRAND ENTRY

A tidy entry area adds to a positive first impression. The main entry room, whether it be a foyer, living room, or another space, is equally important for building on the first impression. Take extra care to make this space as warm and inviting as possible.

> REPAINT WITH NEUTRALS

Your custom colors were perfect for you, but may not work for potential buyers. Play it safe with neutrals.

> RID YOUR HOME OF ODORS

You'll want to get rid of any musty smells or pet odors. A nice scent helps create an inviting atmosphere that works on a subconscious level with prospective buyers. If your home has any odors, do your best to get to the source, rather than simply trying to mask it. Stay away from heavy perfume scents or anything that may be too overbearing. Freshly cut flowers in the entry and throughout the house can provide some natural scent and add extra beauty and warmth to your home.

> DE-CLUTTER & REDUCE BELONGINGS

Remember that "less is more" in preparing your home for sale. It is important that potential buyers focus on the home itself, and not on your possessions. Toaster ovens, microwaves that are not built in, televisions, space heaters, dog beds, litter boxes, coffee tables, and ottomans are examples of items that can be removed to create more space and present a less cluttered home. A storage facility may be a great investment if you have a lot of belongings.

> PROPERLY LIGHT YOUR HOME

Open the window coverings and let the light shine in. It may be worth the investment to add extra lamps if your home is on the darker side.

> TIDY THE CLOSETS & GARAGE

Buyers love storage space, and tidy storage areas are very appealing to the eye.

> DO SOME DEEP CLEANING

Make sure to clean from floor to ceiling. If this seems overwhelming, consider hiring a pro. And don't forget the windows.

> PURCHASE FINISHING TOUCH ITEMS

Fluffy new bathroom towels, new bathroom mats, fresh new kitchen hand towels, throw pillows, a welcome mat and fresh cut flowers are all great options. These newly purchased items will double as new pieces for your next home!

INSIGHT

The goal of staging your home is to create a show ready home that has wide appeal.

INHABIT >

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