

Tips For Staging Your Own Home

- Use soft lighting. Lamps are kinder than overhead lights. Keep blinds open.
- Place furniture so there are clear pathways through the house.
- Thin your furniture collection to make the room appear larger.
- Avoid placing sofas or big chairs so that you see their backs
- Declutter. Pack up framed pictures, odd artwork, crafts. Clear stuff off tables.
- Clear magnets, notes, artwork, etc., from front of refrigerator
- Make sure toilet seats are down and personal bathroom items stowed. Put out fresh towels. Limit your colors to one or two.
- Clean out your closets. Buyers want to believe they'll have plenty of storage space.
- Right before a showing, light a scented candle and turn on quiet music (easy listening or jazz).
- Hide pet boxes.
- Keep indoor plants and flowers looking fresh.
- Buy new doormats.
- The front of the house is a potential buyer's first impression. Keep shrubs and trees trimmed, grass mowed, walkways cleared; lay fresh mulch. If you can afford a landscaper, hire one.
- Put all outdoor toys away.
- Place flowers on the porch or front stoop.
- Wash the house.
- Keep the front door freshly painted. Replace any fixtures on the door, such as brass plates at the bottom.
- Make sure light bulbs outside work

Sources: Cheryl Cox, Stagecoach Homes; Sharon Garfield, Traditions Interiors and Accessories; Kristina Kegley, Allen Tate and Staged Homes