



# PRE HOME STAGING TIPS

## First Steps

Here are some general tips to prepare the house for sale. I provide these to all clients and some recommendations may not apply to you.

**Clean your house** - this means carpets, grout, tile, windows, doors, around faucets, shower door tracks, mirrors, etc. Q-Tip Clean.

A really clean house sends the message to buyers (and inspectors and appraisers) that you took good care of your house.

**De-Clutter** - Remove all personal items such as photos, all career related items, personal collections of things - these are potential distractions or detractors for Buyers. You are getting a jump start on moving day!

**Faith Based items** - Remove any faith based items (unless told otherwise).

**Color** - Add or remove color as noted in the report. You may need to add some décor, furniture, and/or paint certain areas of the house.

## Priorities

Start working in the Main rooms of your house then the Garage, Basement, and all Closets, exclude the Master Closet, treat it like a main room.

**Remove ANYTHING with your name** - Trophies, plaques, diplomas, handmade items, even wall murals. We need to avoid distracting the buyer, while also protecting your family.

**Protect Your Personal ID** - Keep anything that has your financial and job information out of sight. Also, err on the safe side and secure calendars, agendas, and spare keys. Keep it all in a safe place and out of sight.

**Remove any calendars or appointment books and spare keys to house or cars** - Do not leave these out. Not only is it clutter, but it gives too much info to anyone in your house.

**Bathrooms must be very clean** - Wipe the floor around the toilet, keep the toilet lid DOWN at all times. Get rid of the Big 3 (scrubber, trash can, plunger). Use the under-sink area to store those items. Do not leave a plunger in any bathroom this may say "there is something wrong with the plumbing." Check grout in tub and showers and if it is discolored re-grout. Dress towels for show. Put all personal care items away from shower and counters. Pull up small rugs and store in cabinet or closet to feature the floor.

**Kitchen** - Keep very clean. Wipe down stove and counters daily and remove knives from counter as they could be used as weapons. Keep cooking odors to a minimum. Be aware of includes fish, cooking spices, broccoli, onions and any other food that creates undesirable odor.

**Medications** - Remove any prescriptions. Not only are they an item that could get stolen they also send a message to buyers that you might have health issues and be desperate to sell.

**Touchup** - Touch up paint and baseboards to remove smudges, dirt, etc.

**Pets** - Remove all pet items for showings and photographs including food and water bowls.

Remove any space heaters, fans, allergen removal machines, water dispensers, filters, etc. as this sends a message there could be issues with the house.

