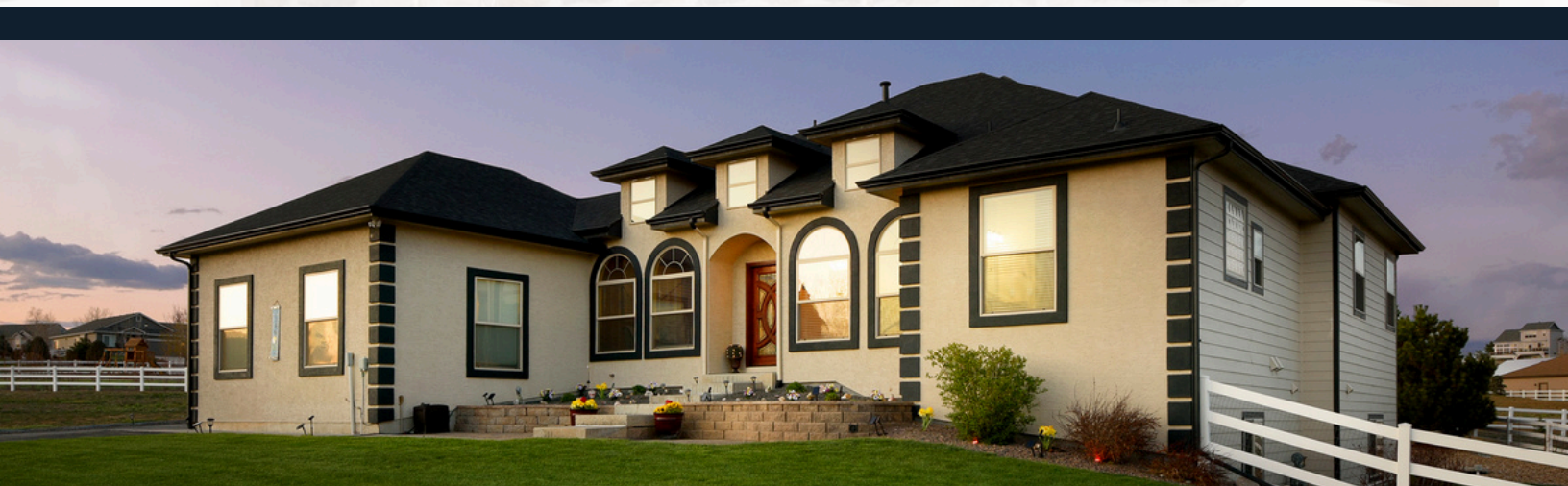


PREPARING YOUR HOME FOR PEAK SHOWING CONDITION

First impressions are everything—especially when it comes to selling your home. Buyers often make up their minds within moments of walking through the door. Preparing and staging your home ensures it shows at its very best, creating a warm, welcoming space where buyers can imagine their future.

From decluttering and deep cleaning to arranging furniture and adding thoughtful touches, staging highlights your home's best features, helps rooms appear more spacious, and creates an emotional connection with potential buyers. Well-staged homes not only stand out in listings and open houses, but they also tend to sell faster and for a higher price.

Investing a little time and effort upfront can make a world of difference in your sale outcome. Let your home tell its story—and make sure it's one buyers can't resist.



PREPARING YOUR HOME FOR PEAK SHOWING CONDITION

Curb Appeal

- Keep grass mowed
- De-weed flower beds and trim shrubs
- Front door (painted not chipped)
- Remove cobwebs on front porch
- Keep the entryway clear. Remove any shoes or accessories from walkway
- Have a rug for buyers to wipe their feet on
- Fill the house with pleasing scents, such as potpourri or air fresheners but keep as subtle as possible - nothing too overwhelming

Kitchen

- Keep countertops clear of clutter and items that can be stored in cabinets
- Keep all dishes washed and put away
- Clean appliances
- Store food items out of sight
- Clean around faucet for us and deposits
- Keep clean
- We recommend the use of Old English on wood cabinets to diminish scratches and help them look new again

Family Room/Living Room/Great Room

- Keep coffee and end tables cleared off
- Remove access furniture to make room look larger
- Organize clutter (toys, magazines, newspapers, etc)
- Keep furniture dusted and mirrors cleaned

Dining Room

- Remove extensions from tables if not needed. Room will appear larger
- Place season centerpiece on table



**Ensure your property
shows at its very best!**

Your house is being "interviewed" by the potential buyer. Use these tips to ensure that your home's best features are displayed.

Bedrooms

- Make beds and smooth bed sheets
- Put away clothes and shoes
- Store any personal items (jewelry, bills, etc)
- Keep top of dresser cleaned off
- Try not to have access items around sides of rooms. Makes room appear smaller and closed in
- Clean out closets and bathrooms - organize them

Bathrooms

- Keep towels hung up
- Keep sink counters cleared of items - put excess items under sink
- Keep toilet clean and lid down
- Showers, tubs and sinks are very important to buyers. Try to remove water stains and lime build up

Laundry Room

- Keep appliances clean and cleared
- Organize dirty laundry and keep out of sight as much as possible

Exterior

- Porches, steps, balconies and patios should be uncluttered, swept and in good condition
- Gates, fences, sheds and other outer buildings should be cleaned, repaired and painted
- Clean and repair all gutters and downspouts
- Keep toys and sports equipment picked up and put away
- If you have a pool - keep it sparkling

Final Touches

- Clean carpets
- Keep trash cans emptied
- Keep pet boxes clean and fresh
- Open blinds to let light in
- Turn lights on throughout the home for showings



STAGING

CHECKLIST

The items checked below are just suggestions we have to help your house show it's very best!

Outside of home preparation... *image is everything!*

- ☐ Mailbox post in need of repair / replacement / repaint/cleaning
- ☐ Move all children's toys and place in one spot in the backyard
- ☐ Sweep sidewalk and/or driveway
- ☐ Sweep deck, porch, patio
- ☐ Pressure wash and paint / restain deck
- ☐ Reduce clutter on deck, porch, patio so they look bigger
- ☐ Create one simple room setting with clean outdoor furniture to remind buyer of outside living space
- ☐ Power wash house
- ☐ Clean all debris and moss from roof and gutters
- ☐ Front door needs repainting/cleaning
- ☐ Repaint trim and/or house
- ☐ Repair broken fence
- ☐ Trim overgrown bushes, trees and plants so the house can be seen
- ☐ Rake and weed flower bed. new mulch is a great Finishing Touch
- ☐ Remove and if needed replace dying plants
- ☐ Place colorful plants outside front door
- ☐ Mow lawn. should be mowed on a weekly basis during the growing season

Living room / Great room / Family room

- ☐ Reduce number of pillows on couches to zero or two
- ☐ Clear off coffee table and/or end tables except for maybe two or three magazines and one nice vase, statue, etc.
- ☐ Clean out fireplace and/or glass door
- ☐ Mantels and hearths need to have items reduced



Kitchen

- ☐ Clear countertops/tile grout
- ☐ Reduced number of items above cabinets
- ☐ Remove all magnets, photos, children's drawing, etc from the front of the fridge
- ☐ Hide knives in drawer or pantry(security risk, easily accessible weapon)
- ☐ Keep all soap, towels, scaring pads and cleaning supplies out of sight underneath the sink
- ☐ Too many caller rugs make the room look small. leave no more than one rug per area
- ☐ Replace old burner pans
- ☐ Reduce items and cabinets and neatly organized
- ☐ Empty garbage

General house preparation

- ☐ Strong aroma
- ☐ Burnt out light bulbs
- ☐ Cracks on walls and ceilings to repair / repaint
- ☐ Clean/Replace broken light switches and/or switch plates
- ☐ Remove all personal photographs
- ☐ Minimize painting on walls
- ☐ Box up in store any collections (items could get broken, stolen, or be distracting)
- ☐ Reduce number of books; pack up extra books early
- ☐ Too many plants in one area. Spread out through the house or give away. Remove dying plants.
- ☐ Clean windows inside and out
- ☐ Repair items that are broken (this will show that you're home is well taken care of)
- ☐ Pack up the little things. little things create clutter and distract buyers
- ☐ Hide to ashtrays
- ☐ Hide pet dishes, pet beds, pet toys, Etc
- ☐ Hide visible extra keys (security risk)

Dining Room

- ☐ Clear off dining table except for one nice centerpiece
- ☐ Remove tablecloth from table
- ☐ Remove extra leaves from table to make room look bigger
- ☐ Remove extra dining room chairs (four chairs is plenty, room will look bigger)

Bedrooms

- ☐ Make the bed every day
- ☐ Consider investing in new bedspread
- ☐ Clear off the side tables and dressers except for a few necessary items
- ☐ Store extra books or magazines underneath bed
- ☐ Keep closet doors closed but make sure they can be open freely
- ☐ Walk in closet keep floor clean, free of dirty laundry, organized and uncluttered
- ☐ Hangers in the same type and color per closet (all wood or all plastic white preferred)
- ☐ Make sure windows and/or special features of rooms can be
- ☐ Take down all posters

Laundry Room

- ☐ Put all soaps and cleaners in a cupboard or reduce number and organize neatly on a shelf
- ☐ Keep laundry sink empty
- ☐ Keep top of washer/dryer clean and clear of any particles



Wondering where to store items taken out of the house?

1. Rent a storage unit
2. Have a garage sale
3. Give it to charity
4. Put it in the Attic
5. Store it in the crawl space
6. Use part or all of the garage (but keep it organized!)
7. As the last resort, sacrifice a third or fourth bedroom



Bathroom

- ☐ Clear off counters and remove all personal items (hide in sink cabinet)
- ☐ Put soap underneath in cabinet or replace with a neat bottle
- ☐ Clean or invest in new shower curtains
- ☐ Keep shower curtain drawn at all times
- ☐ Remove cloth toilet lid cover
- ☐ Keep toilet lids down at all times
- ☐ Coordinate all towels with one or two colors. Fold in a third and hang neatly everyday. New
- ☐ towels are very inexpensive to purchase if you don't have matching towels.
- ☐ Reduce items and shower/tub
- ☐ Hide all cleaning supplies (plunger, etc and garbage can under sink)
- ☐ Hide scale
- ☐ Scatter rugs to a minimum, no more than one. Small bathrooms none.
- ☐ Repair caulk around tub

Garage or Carport

- ☐ Carports should be completely cleaned out
- ☐ Sweep out garbage
- ☐ Organize garage. It's fine to use it for storage, just keep it neat
- ☐ Always keep garage doors down while your home is on the market

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