

Helpful Tips When Preparing To Stage Your Home . . .

- **Curb Appeal**
 - Look at the home from the road – what do you see? Make sure it is fresh and welcoming
 - Scrub the porch, railings & steps and touch up paint – don't forget the mailbox!
 - Consider the landscaping – add fresh mulch, weed the beds, trim shrubs & add some flowers
- **De-clutter**
 - Remove any personal items including photos and items with your name such as diplomas
 - Clean off countertops, refrigerator and desks of any unnecessary items
 - Remove 25% to 50% of items from closets, cupboards and pantries
- **CLEAN!**
 - Make the house spotless – don't forget baseboards, ceiling fans, windows, shelves and grout
 - Consider hiring a professional cleaning crew for the initial deep clean
 - Have the carpets professionally steam cleaned, and consider refinishing hardwoods if needed
- **SMELL!**
 - “If you can smell it, you can't sell it” – do the “sniff” test
 - This includes not only the usual culprits like litter boxes and mildew but fragrances from air fresheners and pest control
- **Maintain & Repair**
 - Consider a pre-listing home inspection so you don't get hit with major issues after you sell
 - Make any repairs before listing, and have services completed such as HVAC and fireplaces
 - Fix any issues such as leaky faucets and sticky doors but also look at patching holes, changing the air filters and replacing light bulbs
- **Let in the Light**
 - Open the drapes (after you clean the windows!)
 - Add lighting with lamps in dark corners
- **Think neutral**
 - Keep the wall colors neutral in deep, rich colors of taupe or tan
 - One or two rooms can “pop” with color but don't overdo it
- **Create a purpose for each room**
 - Selectively edit furniture in each room to give it a clearly defined purpose
 - Emphasize a focal point in each room – windows or a fireplace (not the TV)
 - Create an easy flow in each room so buyers know where to walk and can do so easily

liz jenkins :: a fresh space :: home staging and thoughtful organizing

www.afreshspace.com

P.O. Box 452, Franklin, TN :: 615.509.1933