



Home Staged Home

What to do before you sell

“Home Staging” is more than just preparing to sell your home by making it look the best it can. It’s really the art of first impressions. For many home sellers and real estate agents, the concept of “home staging” is being more frequently recognized and used to effectively promote and market a home in the marketplace. If you are in the process of, or thinking about selling your home, you may want to consider hiring a professional home stager to assist you. They work with the “flow” of a home, eliminate clutter, arrange furniture, and even assist in enhancing curb appeal. Or, if you’re more the do-it-yourself type, below are some tips on what you can do to improve your home’s first impression.

Start at the Curb

Curb appeal is the first step to selling your home. No one wants to buy a previous owner’s dirty house. Power wash the siding and wash the windows until they shine. Prune any bushes and trees that block the view out of your windows and flowers should be neat and tidy. Keep your tools and kids’ toys out of sight and maintain your landscaping properly. Take the time and weed the garden and keep the lawn mowed and edged. Once you’ve removed everything that isn’t necessary, add touches such as large, lush flowers pots or hanging planters to welcome visitors.

Move Inside

Once you’ve created a promising exterior, you need to focus on the interior. The key to staging is to make it meaningful, set the tone, and suggest countless possibilities. That means you need to remove everything that could distract the buyer’s attention and keep only what you must to remain functional. If you don’t use something every day, pack it for the move. It is also smart to remove anything personal such as family pictures and mementos so buyers have an easier time picturing themselves living there.

Like the exterior, the inside needs to be neat and clean. When a home is in order, it looks good, feels good and allows potential buyers to visualize their own things in the home. Once the house is clean, stage your home with minimal furnishings. Arrange the furniture to enhance the strengths of the room and facilitate traffic flow. If your furniture shows signs of age, consider borrowing pieces. If you need inspiration, visit some model homes to see how decorators have put rooms together. It’s not necessary for individual rooms to be used for their original purpose as long as the functions they represent are logical and show space off well.



10 Inexpensive Ways to Freshen Up Your Home

1. Buy new towels for the bathroom
2. Upgrade outdoor lighting
3. Install new doorknobs and cabinet handles
4. Make a centerpiece for your dining room table
5. Buy a new mailbox
6. Polish or replace your house numbers
7. Place fresh flowers or houseplants around the house
8. Buy color-coordinated pillows for the sofa and bed
9. Replace your worn doormat
- 10 Set out potpourri or scented candles

7 steps to Prepare for an Open House

1. Hire a cleaning service. A spotless, clean home shows off a home better than anything
2. Mow your lawn and make sure the yard looks great.
3. Park your cars away from the front of your house or driveway
4. Lock up all your valuables, jewelry, and money. Although your real estate professional will be on site during the open house, it will provide fewer temptations.
5. Turn on all lights, even in the daytime. Incandescent lights add sparkle
6. Send your pets to a neighbor's house or take them outside. If that's not possible, crate them or confine them to one room and let your agent know where to find them.
7. Visit friends or run some errands. It's awkward for prospective buyers to look in your closets and freely express their opinions with you there.



For a Free Home Evaluation, Call Us Today!

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