

# SIMPLE HOME STAGING

Following several, if not all, of the home staging tips below can make or break the potential of selling your home in a much timelier manner. Dependent upon how hectic your schedule may be, there are professionals you can hire to help you stage your home.

## TOP TEN HOME STAGING TIPS

1. **KICK OUT CLUTTER** – You want to rid your home of all extra clutter; create a spacious atmosphere throughout each room.
2. **LIGHTING** – Good lighting is key to setting a positive mood within your home. A room automatically becomes much more warm and welcoming through the impact of great lighting. The use of natural light is highly recommended.
3. **MAKE MASTER SUITE GENDER NEUTRAL** – The master bedroom should appeal to both genders. Try to eliminate any décor that may be too gender-specific.
4. **FURNITURE PLACEMENT** – Group furniture in such a way that it best showcases the shape of the room while also emphasizing its amount of space.
5. **POWER OF PAINT** – Needing to make a room appear larger than it actually is? Paint color is your solution. Simply paint that room and the room adjacent to it the same color, creating the illusion of one large space.
6. **KITCHEN** – The kitchen is a major focal point of almost any home; therefore, it's essential to update, replace or paint any cabinets/drawers, appliances, hardware, etc. in this area in order to make it most appealing to potential buyers.
7. **AROMA** – Similar to the power of good lighting, a good aroma throughout your home is another trick several sellers use to create more positive feedback from buyers during showings.
8. **CLEAN, CLEAN, CLEAN** – Yes, this is an obvious step; however, the importance of it cannot be emphasized enough. You must be sure you clean every inch of your home and have it spotless for each showing.
9. **DE-PERSONALIZE** – Prospective buyers want to see your home, not be distracted by numerous photos/items of you and your family. Try to remove as many personal photos or mementos as possible, which also helps to eliminate extra clutter.
10. **LASTLY, CURB APPEAL** – Unfortunately, a book is often judged by its cover. Do not forget to maintain and care for the exterior of your home just as much as the interior (lawn, landscaping, walkways, lighting, cleanliness, etc.)



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