



# Do's and Don'ts for staging your home

## Do kick the clutter

Aim to eliminate half the items in every room, starting with personal effects like photos, toys and clothing. You want buyers to envision themselves in the home — not you and all your stuff.

## Do clean, clean, clean

Scuffed hardwood, grimy tile and grungy windows create an instant bad impression. Focus on cleaning high traffic areas or spring for a professional deep clean to really wow buyers.

## Do use what you've got

Staging is temporary, so highlight the home's best features using décor you already have. With clutter gone, rearrange furniture, switch up drapes or artwork and dress up spaces with fresh flowers and potted plants.

## Don't leave spaces empty

Give each room a purpose. Spare bedroom, unused bonus room or empty basement? Set it up as a crafting room, home office, playroom or yoga studio so buyers can envision the possibilities.

## Don't forget the yard

Curb appeal is important. You are selling the whole property. Clear out overgrowth and things in the back and on the sides of the house. Highlight outdoor potential with a fire pit seating area or a vegetable garden.

## Don't leave things gloomy

A dark home looks small and uninviting. Maximize space and appeal by pulling back those shades and let the sunlight do the hard work. Experiment with accent lighting near bookshelves and staircases for a high-end touch.

A well-staged home makes a difference when selling. Want more pointers on highlighting your home's best features and maximizing its value? **Call for my help today.**