

## Staging

- Clear out the clutter
- Show off your home's best features
- Depersonalize and neutralize each room
- Get rooms photo ready
- Learn 60/30/10 rule for colors

## Curb Appeal: Winning First Impression

- Take a picture of the front – note positives/negatives
- Neutral solid front colors,
- Repair driveway, kitty litter & grease cutting detergent for fresh oil stains
- Brighter exterior entry lights, new door mat, paint or replace house numbers
- New or painted front door matching shutter shade, add kick plate if needed
- New door knob or hardware, door bell loud enough to be heard
- Paint or replace older garage doors, paint steps, pot of fresh flowers
- No toys, tools, sports equipment in front yard, clean gutters, cut grass, remove moss
- Only clean clothes, shoes, coats in entry organizer
- Drive around neighborhood for curb appeal ideas

## Kitchen: Less Utility & More Charm

- Remove all wallpaper, wallpaper border or stenciling – add neutral fresh paint
- Replace dated light fixtures & countertop
- Crystal jars w colorful candy – toaster, blender into cupboards
- Pear tray w fresh fruit – pencils, bills, keys into drawers
- Small vases on countertop – knives into cupboards
- New towels, folded next to sink – soap & scrubbers underneath
- Solid color mixing bowls instead of crowded, messy tea jar
- Wine glasses & bottles or spring water bottle instead of cell phone chargers
- Martini mixer, ice box, glass bowl of lemons & limes, shot glass
- Cupboards & drawers too full? Remove 50% to storage
- Fresh air – Clean appliances – lemon juice to Microwave
- Clothes/shoes/jackets gone – add table setting w decorative napkin rings
- Cheerfully colored teapot replaces old coffee maker & dirty cutting board
- Refrigerator free of magnets, photos, invites, schedules
- Reduce bulletin board clutter
- Recycling box to garage, no garage pails outside closet/cupboard

## Bathrooms: Sparkling Clean

- Sparkling clean sinks, toilets, showers, mirrors, new shower curtain
- Remove wallpaper, wallpaper borders, stenciling – add neutral fresh paint
- Replace or clean tile, caulk, tub surround
- New towels, folded or hanging, matching color candle-glass
- All scales, personal products, medicines, razors, toothbrushes, combs, hairdryers, shampoo, rubber mats, toys, trash cans: gone to closet or temporary storage
- Candle glass, soap balls basket, brighter bulbs or lights if needed
- Small Persian rug replacing standard bath rug

## Bedrooms: Fresh Air not Air Fresheners

- 50% of clothes, extras moved to storage, organize closet
- Clean, freshly washed clothes stored in closet & drawers
- Open windows instead of air fresheners, thoroughly clean floors
- Vacuum mattresses, box springs – both sides, wash bedspread/sheets
- Remove all personal products, photo's, trinkets to drawer or storage
- Books, magazines gone add small candle, jewelry box (empty)
- New quilt/comforter accentuating room colors, new pillows & throw pillows
- Open drapes, lighten colors, more natural light
- Replace or clean light switch and outlet covers
- Windows, frame, screens all sparkling clean, replace window treatments
- Replace dated lights, covers, add brighter bulbs if needed
- Oil door hinges, paint walls & ceilings

## Living Room: Less is More

- 60/30/10 color rule
- Flowers instead of TV remotes, game stations, DVDs
- Bookshelves with half dozen books per shelf, Pear tray w fruit
- Small vase replaces magazines, newspapers, bowl of candy
- Table lamp replaces extra phone, notepad
- A couple accent pieces replace photo laden shelf or mantle
- Real fireplaces with fresh wood, clean window / screens
- Ripped, torn, broken furniture removed – stained covered with blanket
- Windows with reading chairs

## Family / TV Room: Minimize Techno-gadgets

- 60/30/10 color rule
- DVDs, tapes, CDs, headphones, game stations to storage
- Remotes, TV guides, ashtrays replaced with jar candle
- Vacuum couch, add pillows, coffee table book, classic book
- Clean or remove fish tank – add glass candle holders
- Remove slippers, shoes, add a new matching blanket

## Office / Computer Room

- Turn off computer, particularly screen savers
- Remove bills, documents, computer disks, photos
- Store training manuals, printed e-mails, pens & staples into drawer
- Gooseneck lamp added, paper, folders, telephone books removed
- Fish bowl with pebbles or card box replaces magazines
- Camera, equipment, battery chargers in drawers

## Basement: Clean & Organize

- Remove smelly carpet, wash floor, seal coat & dry, re-carpet
- Add dehumidifier to reduce moisture, sparkling clean basement windows
- Remove all garbage, empty waste baskets, define one corner for storage area
- Noise free doors opening, repair or clean drains
- Box up miscellaneous items

## Garage: Neat & Tidy

- De-clutter, store toys, tools, equipment
- Secure hazardous materials offsite
- Sweep, vacuum, hose down floors, sparkling clean windows
- Clean garbage cans inside and out – zero odor
- Hang bikes, equipment, neat & tidy workbench – store extra tools offsite
- Fix floor cracks with expanding sealant, all doors operational, without noise
- Remove spider webs and dust with thorough cleaning
- Box up remaining miscellaneous items – send to storage (or mom's house)

## Closets: Off the Floor

- De-clutter – remove 50% to storage, free up and clean closet floors
- Replace missing shelves, hanging bars, hooks
- Paint and organize closet interior; use storage containers, shoe racks, baskets
- Closet lights – even battery operated
- Hall closet: outdoor clothing, boots, shoes: no vacuums, off season clothing
- Kitchen Pantry: de-clutter, food labels face out, group by type
- Linen Closet: store towels, blankets, sheets – de-clutter remove worn, dated stuff

## Miscellaneous

- Clean up after and secure pets for showings
- Fresh air instead of air fresheners, remove cause of odor
- Remove collectables, distracting art, cartoons, power cords, fewer religious items
- Remove all wallpaper or drywall mud / paint over
- No dirty clothes in laundry, de-clutter countertops, store detergent & supplies out of site
- Remove all un-secured weapons from home
- Have a rummage sale, give to charity