

# MAKE YOUR HOUSE CENTER “STAGE”

## 8 Tips for Staging a Home



### 1. Consider hiring a professional

Homeowners have difficulty seeing their homes objectively. Consequently, you may want to consider investing in a professional stager to make your house shine. Consult with your REALTOR® about local staging professionals.

### 2. Start with a clean slate

Do a thorough cleaning right down to the nitpicky details like wiping down light switch covers. Deep clean and deodorize carpets and window coverings.

### 3. Stow away your clutter

It's harder for buyers to picture themselves in your home when they're looking at your collectibles, and knickknacks. Pack up all your decorations, but don't make it barren. Leave a choice selection of lamps, plants, books out to maintain a lived-in look.

### 4. Scale back on your furniture

When a room is full of furniture, it looks smaller, which will make buyers think your home is less valuable than it is. Make sure buyers appreciate the size of each room by removing one or two pieces of furniture.

### 5. Rethink your furniture placement

Highlight the flow of your rooms by arranging the furniture to guide buyers from one room to another. In each room, create a focal point on the farthest wall from the doorway and move other pieces of furniture in a triangle around the focal point.

### 6. Add color to brighten your rooms

Brush on a fresh coat of warm, neutral-color paint in each room. Then accessorize. Adding a vibrant afghan, throw, or accent pillows for the couch will jazz up a muted living room, as will a healthy plant on your mantle.

### 7. Set the scene

Create vignettes throughout the home—such as a chess game in progress, setting your dining room table with dishes, and a centerpiece—to help buyers envision living there.

### 8. Make the entrance grand

Mow your lawn and trim your hedges, and turn on the sprinklers for 30 minutes before showings to make your lawn sparkle. If flowers or plants don't surround your home's entrance, add a pot of bright flowers. Top it all off by buying a new doormat and adding a seasonal wreath to your front door.



**John L. Scott**  
REAL ESTATE  
What's important is you.

**Name**  
**Office Name**  
**Office: 215-555-5555**  
**Cell: 610-555-5555**  
**Email: [jdoe@jlscott.com](mailto:jdoe@jlscott.com)**  
**Web: [www.jdoe.com](http://www.jdoe.com)**

## Add Your Custom Information Here

Contact Joni Conrad at [jconrad@tcsr.realtor](mailto:jconrad@tcsr.realtor) to request your customized flyer



Information Courtesy of Tri-County Suburban REALTORS®  
G.M. Filisko, and the National Association of REALTORS®