



## Staging your home for sale

### **+ First Impressions**

Curb appeal plays an essential role in the effective marketing of your home. Make sure your lawn and shrubs are maintained, walkways and porches are swept, and the front door is clean or freshly painted.

### **+ Neutralize**

A fresh coat of paint in a neutral color can do wonders for the desirability of your home. Old carpeting and dated wallpaper may be removed. Eliminate any undesirable odors, such as mildew, pet odor or must. If the home is too fragrant some people may think you are masking an odor. Keep room smells very light. A sudden overpowering smell of too many plug ins air fresheners or a very strong perfume scent may turn off a buyer before they even evaluate the floor plan.

### **+ Brighter is better**

Open all curtains and drapes to allow natural light in. Clean all windows. Replace burned out bulbs throughout the house to create a light, bright, cheerful ambience.

### **+ Remove Clutter**

The less “stuff” a house has in it, the more spacious it appears. Keep stairways and hallways clear. Remove unnecessary items from counters, mantles, shelves and tables. Let buyers see the storage potential in your garage, basement and closets by removing junk and boxes. It is worth it to rent a storage facility if you must to reduce the look of clutter.

### **+ Address Minor Repairs!**

Adjust loose doorknobs and drawer-pulls. Fix wobbly steps and creaking doors. Recaulk expired tile joints and replace chipped tiles. Remove any signs of mildew from the bathroom. Fix leaky faucets. Repairing items of this nature will give your home a “leg up” on your competition.

### **+ Plant some pretty flowers for curb appeal**

Just a row of flowers across the front of the house can add a colorful fresh look to your home and help to enhance your homes appeal. It's a very low cost way to a quick improvement.

### **+ Consult With A Realtor**

A realtor can often provide a fresh and unbiased opinion on how to enhance your homes marketability. An experienced agent can render observations that will help you get a higher price and a faster sale. If you are considering a move in the future, give me a call.