

GET A HEAD START

Pre-Staging Recommendations

- ❑ This is the time to clear out anything you do not plan to use in your next home. Send unwanted items to donation centers or sell them online. If it is too old or damaged to keep, it won't be useful for staging either.
- ❑ Pre-pack any off-season clothing or equipment, store away in a garage, basement, or offsite.
- ❑ Pre-pack any small décor items and personal mementos (anything smaller than a cantaloupe is too small for listing photos). Edit the home of personal art, family photos, children's art, etc.
- ❑ Straighten and organize closets and pantries. Edit to be about fifty percent full.
- ❑ Ensure all windows, ceiling fans, light fixtures, and lamps are clean and bright.
- ❑ Remove any window screens on ones that you do not open often (screens can dull natural light in a room by up to ten percent).
- ❑ Use sanitizing wipes to clean all switchplate covers and doorknobs.
- ❑ Tour home with a slightly damp magic eraser and remove any smudges or scuffs on painted walls.
- ❑ Touch-up paint where required: door trim and baseboards in high-traffic areas. Repaint any rooms or walls that are in disrepair or a non-neutral color.
- ❑ Keep accessible any artwork, mirrors, large candleholders, vases, or decorative accessories that you think a stager might be able to use on Showcase Day. Put any silk/faux greenery in the shower for a good rinse and allow to dry; remove or store any that are old or discolored.
- ❑ Plan for the first week your home is listed: send pets to a family member, friend, or sitter, consider staying elsewhere for the first few days at least. A well-showcased home will draw constant showings.