



Staging Ideas to Make the Most of Your Showings

- ***Air out the house often.*** Homes often have odors other people may find unpleasant; this could include smoke, pet's, cooking smells, diapers, etc.
- *Spray WD-40 in any squeaky door and cabinet hinges.*
- *Dust thoroughly. Rooms with ceiling fans need walls, ceilings and corners dusted. Don't forget the fan blades and the baseboards.*
- *Clean windows thoroughly inside and out. **Huge impact - a must do!***
- *Trim shrubs & trees so they are not blocking windows. The object is to let more light into the home, not to destroy privacy.*
- *Keep up with weeding and mowing. Water lawns regularly in warm months, use a fertilizer and weed killer when necessary. Curb appeal is crucial!*
- *Make sure to pick up after pets, or hire a pooper –scooper service; they are surprisingly affordable and available in most areas.*
- *Don't forget those outdoor lights. If you leave your lights on at night they are sure to attract bugs. This will need to be checked and cleaned regularly. Especially the front porch lights **for that all important first impression.***
- *Make sure furnace filter and returns are clean. Perspective buyers may wonder if the home has been well maintained.*
- ***The most important step; if you take it out put it away! This will eliminate a frantic clean up, or having to turn down a last minute showing because your home is not "show ready".***
- *Relax and think positive thoughts, you will be on your way to your new home in no time!*