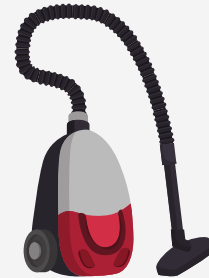


STAGING CHECKLIST

They say you never get a second chance to make a first impression. This is especially true when selling your home. Buyers are looking for a home they can make their own, and don't want to see a lot of clutter. You've already gotten their attention with fantastic pictures, now you need to hook them on the first showing because if you lose them, you may not get a second chance.



Two Important Rules to Follow:

- Your taste and the buyer's tastes are two different things - just because you think it looks good, doesn't mean a potential buyer will. Stay "safe" with your decorating while it's on the market.
- Marketing your home and living in the home are two different things. Always be prepared for a showing.

GENERAL

- Deep clean the carpets if possible
- Replace all burned out light bulbs
- Move furniture to make sure walkways are clear
- Remove unnecessary furniture to open up the rooms
- Clean windows inside and out
- Repair any broken items or remove if not essential
- Repaint any rooms that have scuff marks
- Clean baseboards and ceiling fans

KITCHEN

- Clear ALL clutter off the countertops
- Clean grout lines on any tile, or polish granite
- Clean off the fridge exterior of all personal items
- Stoves, refrigerators, and ovens should be clean and free of fingerprints

FAMILY ROOM/BEDROOMS

- Remove any unnecessary items such as books, magazines, and nick-nacks from end tables, coffee tables and dressers
- Minimize family photos
- Keep closet doors closed
- Beds should be made and curtains and blinds open
- Try to limit personal items

BATHROOMS

- Put toiletries in cabinets
- Have a clean shower curtain
- Make sure the bathroom is clean - toilet, sink, shower, vanities

CLOSETS

- Keep them neat and orderly - buyers do look inside!

ROOFS

- Remove debris from roof
- Clean gutters
- Replace any missing shingles or rotten boots

LANDSCAPING/EXTERIOR

- Keep the yard mowed/shoveled
- Keep bushes trimmed and remove any dead trees or bushes
- Plant attractive flowers near the door to make an inviting entrance
- Put toys away - decluttering the outside is just as important as the inside!
- Paint exterior, including trim and front doors if the paint is faded or peeling
- Re-stain or repaint decks and pressure wash the drive and sidewalks

