

1. Declutter and depersonalize: The best ways to stage your home for sale is to depersonalize by getting rid of the personal stuff. Declutter books, pictures, knickknacks, and anything else that is exclusively “you”.
2. Paint walls in neutral tones: Real estate experts believe certain paint colors inspire buyers to put in an offer, and often suggest that sellers repaint their home in neutral tones to convey a blank canvas for the buyer.
3. Keep furniture proportional to the room: Strategically placing furniture in a small space always works better than over crowding it with too much furniture.
4. Turn your bathroom into a spa: Use solid towels, floor mats and shower curtains. The simpler the better because it keeps a bathroom looking clean and crisp.
5. Clean out and organize your closets: Making sure hangers are evenly spaced apart, and matching our shoes, purses, and accessories to give a color-coordinated, organized appearance inside the closet give better appeal.
6. Clear off your countertops: Get rid of all clutter in bathrooms and kitchens except for the necessities that “read” bathroom (soap dish and a hand towel) or kitchen (coffee machine). It’s a nice touch to put a cookbook on a stand on the kitchen counter. Kitchen are often a buyers #1 priority so make sure it looks clean, open and spacious.
7. Take a good look at your floors: Make sure you give your floors a good cleaning and even steam clean your carpets so it makes them look their best.

15 STAGING TIPS

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8. **Boost your curb appeal:** Many people thinking of touring your home will do a quick drive-by first, often deciding on the spot if it is even worth a look inside. Start by power washing the house and walkways, plant some colorful flowers, mow the lawn if you have one, and wash the windows.
9. **Set the dining room table:** A blank dining table is boring. Instead buy charger plates and cloth napkins to formally set your table. It makes the table look finished and more appealing.
10. **Add a mirror:** Mirrors make any size room look larger.
11. **Show how you can use awkward areas:** We all have that random wall cut out or area under the stairs. Showing a tasteful way of how you use it to give the buyers of the home a vision of what they could potentially do with the space that you've grown accustomed to.
12. **Get rid of a pet odor:** This one is HUGE! Make sure to clean up after your four-legged family member inside and outside of your home. Even though you believe most people have pets not all do and it can be a big turn off if you have a stinky pet odor lingering in your home.
13. **Stage the outdoors too:** Even if your condo has only a teensy postage stamp-size balcony, play it up with a cute cafe table and chairs, a cheerful tablecloth and even a little tray of dishes or a vase of flowers.
14. **Think seasonally:** Make sure your garden is in beautiful shape in the summer, and that any extra features you have, like a pool or a fire pit, are cleaned and ready to go.
15. **Use "extra" rooms wisely:** Do NOT fill your extra bedroom with junk or all your odds and ends. Having every square foot of your house "livable" is important to and new comers viewing your home.

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