

Follow as many of these helpful staging tips as possible. These tips are here to ensure that your home will be as photogenic as possible—thus, increasing your chances of selling your home faster.

Ideally:

Staging a home for sale is all about de-personalizing the space to allow the potential buyers to imagine it for themselves.

Trim about 50% of your household belongings.

Exteriors:

- Clear all the children's and pet's toys
- Neatly coil your garden hoses
- Make sure to remove all trashcans, gardening tools, etc from sight
- Open the patio umbrellas and set out clean cushions and pillows
- Dogs belong in their dog run or the garage
- Please, try not to schedule the photo shoot on trash day, landscaping day, cleaning day, etc.

Lighting Tips:

- If your home is naturally dark, a wise investment would be to use higher quality lighting—fluorescent, if possible. They are really fantastic for dark kitchens.
- Replace all of your burned out light bulbs. Especially, if you know that Twilight Photography will be taking place.

Interiors:

- Please, make sure that your house is CLEAN!
- De-clutter wherever you can—everywhere, if possible.
- Remove/Replace/Repaint anything that may be too "taste specific." - I urge you to remove, or lock up, your Valuables and Medications.
- Window coverings should be open (unless, of course, they are covering a less than desirable sight) or remove them entirely; rooms appear larger when a view is in the distance.
- Turn on all your lights and ceiling fans off.
- Televisions should be off, unless, of course, it's a plasma TV that happens be included with the sale of the house.
- Remember, neutral furnishings sell homes.
- All toilet lids down and clean
- Conceal garbage containers
- The refrigerator should be cleared of all pictures of kids, art, magnets, etc.
- Minimal floor coverings—in order to showcase your nice floors.
- Remove most, if not all personal photographs (especially large portraits over fireplaces or in the main living areas; if you can, replace these with some neutral art.)
- The bathroom countertops should be cleared. There should only be a few decorative items. Put out best your towels.
- Kitchen countertops should be cleaned and cleared. Leave at most one appliance per countertop area. No microwaves.
- Showers should be cleared of ALL soaps, razors, bottles, etc.
- There should be no sign of pets (bowls, rugs, pillows, etc)
- All tables should be cleared of coverings, due to the fact that rooms look larger and more elegant without tablecloths.
- Make sure that the fireplace mantel looks nice and in order
- Flowers are welcome. The more, the merrier!