



## Top 10 DIY Home Staging Tips

Home staging is quickly becoming an industry standard and the statistics speak for themselves. Consider this: Staged properties sell 89% faster than un staged properties, 91% of staged properties sell in one month or less and last but not least, staged properties can sell for 5-25% higher than the listing price. The following tips will give you a head start on showcasing your property to the best of its ability to ensure it shines among the competition.

1. **Curb Appeal.** Landscaping is not in everyone's budget but at minimum, ensure grass is cut, leaves are raked and snow is shovelled. Sweep the porch, deck and walkways and consider a potted plant for the entrance.
2. **Cut the Clutter!** Do this one area or room at a time so the task doesn't seem too daunting. Remove all unnecessary items from countertops, end tables, coffee tables and bookshelves. This is a great way to get rid of items you've been meaning to sell or give away and reduces what you'll have to pack when you move.
3. **De-personalize.** This involves removing family photographs and your personal collections of beer steins or silver spoons. Remember, people are nosy by nature and when they're looking at your home during an open house, don't distract them with your photos of Spain!
4. **Clean, clean and clean again.** This may sound tedious but the value speaks for itself. Hire a cleaning service & request a 'home staging' session and spend a few minutes each day maintaining it. Appliances, fixtures, light switches and door knobs should sparkle.
5. **Let there be light.** During viewings and open houses, always have curtains and blinds open, unless they are disguising a very unattractive view. If a room is particularly dark, consider placing a floor lamp in the corner to brighten it up.
6. **Handyman Services.** Ensure faucets don't leak, cupboard doors open and close properly and light switches and fixtures function.
7. **Say 'No' to Yellow Brass!** Nothing says outdated like yellow brass cabinet hardware, light fixtures, door knobs, faucets etc. Replace yellow brass with silver coloured fittings, found in any hardware store. This is an incredibly affordable & effective method of instantly updating the look of a home.
8. **Fresh Air.** If you own pets, find alternative arrangements for them during open houses and viewings. Store litter boxes and pet food out of sight and ensure the property is aired out sufficiently before showing to potential buyers.
9. **Carpet Cleaning.** A professional carpet cleaning can make a world of difference to potential buyers and is well worth the investment prior to putting your property on the market.
10. **Flowers and plants.** Fresh flowers can brighten any room as can a nice potted plant. Consider buying one small bouquet and placing one or two flowers in several vases for use in numerous rooms.