

Home Staging Tips for Photo Day

Whole Home:

- Depersonalize! Remove any personal photos on shelves, etc. Replace the ones on wall with framed art from any discount store. If this can't be done, no worries.
- Open all of the drapes and blinds, but don't pull them up. Sunshine is the world's best decorator.
- Wash the windows - inside and out.
- Replace any and all burnt out light bulbs - this is crucial!!
- Remove ANY and ALL evidence of pets - including toys, kennels, food/water bowls, etc.

Kitchen:

- Clear those countertops! Sell the space - not the stuff taking it up.
- Pick up any rugs or runners. By doing so, it'll make the space appear bigger.
- Clear the 'fridge - the door that is! We know you're proud of that report card, drawings, and pictures, but again - depersonalize. Attention will go to this and not your kitchen!
- Remove towels from the appliances!
- Hide any pet food/water bowls and hide the trashcan too!

Bathrooms:

- Clear the counters and clean the sink(s) and tub.
- Ensure mirror is spotless.
- Close shower curtain about 3/4 of the way, exposing just the hardware.
- Hide any personal hygiene items, like toothbrushes, razors, loofas, soaps, etc.

Bedroom/Office:

- De-clutter as much as possible. Even if you have to stash everything in the closet temporarily, the camera can't see through doors!
- If you have an office with a desk, ensure the desk is cleared of any paperwork and has very little on it, just like countertops!

Outside:

- Clear the driveway.
- Even if during the day, turn on the exterior lights.
- Clean up the yard. Put away lawn tools, kids' toys and discard or store furniture that is rusty or ragged. If season and funds permit, put down some colorful annuals and/or put a few nicely planted containers on or near the front door.
- Remove ANY and ALL evidence of pets - including toys, food/water bowls, etc.

* Please keep in mind while a lot of things can be "Photoshopped out", it could be more costly to have it edited than just having the property ready! Because each appointment is allotted 45 minutes, we recommend you (the Agent) show up AT LEAST 30 min prior to the appointment to do a walk-through and make the home photo-ready!! Be cautious when taking their word that "oh yeah we're ready!" ☺