

# Staging Tips!

Staging a listing while your clients are still living at the property can be challenging. Here are some tips to get the home photo and showing ready!

- 1. Remove and pack up personal photos** - The goal is to depersonalize the space so that potential buyers can visualize themselves living there. Personal family photos can detract from this.
- 2. Clear off surfaces** - Clear away any items on kitchen counters, tables, consoles, dressers, end tables, etc. This will help to remove any clutter which can also detract from a photo or showing.
- 3. If possible, paint any walls that have over the top colors** - (bright pink, red, purple) and paint a subtle neutral color. This will help potential buyers focus on the features of the house rather than thinking about having to repaint walls.
- 4. Organize closets, pantries, storage areas** - If at all possible, pack up excess clothing, linens, cleaning supplies, shampoo bottles, etc. Minimizing these items will help create a visually pleasing space. Buyers will most likely be opening closets, cabinets, and drawers. This will help remove any distractions.
- 5. Add finishing touches** - Add decorative throw pillows and blankets to sofas and beds. Add pops of color with decorative faux plants, stacked books, and other accessories. This will help photos really stand out! Consult a Professional Stager for help if you need to!

