

Home Readiness



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Simple Changes That Make Buyers Say Yes

Welcome

(READ THIS FIRST)

This is not a design competition.

This is not HGTV.

And no one expects your house to look like no one lives there.

Staging is about one thing only:

Helping buyers imagine themselves living in your home.

That happens when a space feels:

- Clean
- Calm
- Easy to understand
- Well cared for

This guide is simple on purpose.

You can skim it. You can skip around.

You do **not** need to do everything perfectly.

We're aiming for **“well loved and thoughtfully prepared,”** not “museum.”



notice: simple, clean, neutral.

The BIG Rules: apply everywhere.

Before we go room by room, remember these:

Clean beats new

Less stuff = more space

Light sells

Neutral doesn't mean boring

Buyers decide how a home feels before they analyze details

If you remember nothing else:

Remove distractions. Highlight space. Let the house breathe.

ROOM-BY-ROOM PLAYBOOK

Each room includes:

- The *goal*
- What to *do*
- What to *skip*
- A simple checklist

Entry Room/Front Door:

Goal

Make a good first impression in the first **5 seconds**.



DO THIS:

- Clear shoes, coats, bags
- Add light if it feels dark
- Clean the door, handle, and mat



SKIP THIS:

- Overflowing hooks
- Personal notes, mail piles
- Anything that makes the space feel cramped



QUICK CHECKLIST:

- Floor clear
- Light working
- Door clean
- Nothing blocking the path inside

Canva Tip: Columns are great for this type of content.

Recreate this by selecting **+** (**Add magic**), then choosing **Columns**.

Living Room:

Goal

Comfortable. Open. Easy to imagine using.



DO THIS:

- Remove extra furniture
- Create clear walking paths
- Add **one** cozy element (throw or pillow)



SKIP THIS:

- Pushing all furniture - against walls
- Over-styled shelves
- Too many pillows (we're staging, not napping)



QUICK CHECKLIST:

- Extra furniture removed
- Surfaces mostly clear
- Seating feels conversational
- Room feels bigger than before

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DINING ROOM / DINING AREA

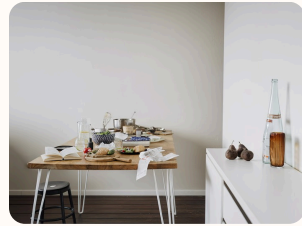
Goal

Help buyers understand *how* the space is used.



DO THIS:

- Use the correct table size
- Set simply (or leave clear)
- Center the table



SKIP THIS:

- Desk setups
- Storage furniture taking over the room
- Crowding the space



QUICK CHECKLIST:

- Table fits the room
- Chairs tucked neatly
- Floor visible
- Purpose is obvious

Canva Tip: Columns are great for this type of content.

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Kitchen:

Goal

Clean, bright, functional.



DO THIS:

- Clear countertops
(leave 1–2 simple items)
- Clean sink, appliances,
backsplash
- Remove papers,
magnets, notes



SKIP THIS:

- Appliance collections
- Clutter on top of
cabinets
- Strong food smells



QUICK CHECKLIST:

- Counters mostly clear
- Sink empty
- Fridge clean
- Trash out

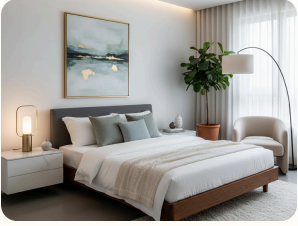
Canva Tip: Columns are great for this type of content.

Recreate this by selecting **+** (**Add magic**), then choosing **Columns**.

Primary Bedroom:

Goal

Calm. Restful. Neutral.



DO THIS:

- Use simple, neutral bedding
- Clear nightstands
- Make the bed look inviting (not fussy)



SKIP THIS:

- Personal photos
- Busy patterns
- Overflowing furniture



QUICK CHECKLIST:

- Bed made neatly
- Nightstands mostly clear
- Floors visible
- Calm vibe achieved

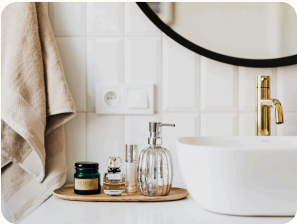
Canva Tip: Columns are great for this type of content.

Recreate this by selecting **+** (**Add magic**), then choosing **Columns**.

BATHROOMS:

Goal

Hotel-clean. Fresh. Neutral.



DO THIS:

- Remove personal products
- Use fresh towels
- Close toilet lids



SKIP THIS:

- Crowded counters
- Strong scents
- Old bath mats



QUICK CHECKLIST:

- Counters clear
- Towels fresh
- Toilet lid down
- Mirror spotless

Canva Tip: Columns are great for this type of content.

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SECONDARY BEDROOMS / OFFICE:

Goal

Flexible and easy to imagine.



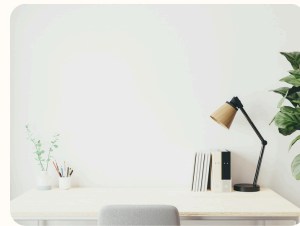
DO THIS:

- Keep furniture minimal
- Show one clear purpose
- Add light if needed



SKIP THIS:

- Storage overflow
- Multiple “uses” in one room
- Excess personal items



QUICK CHECKLIST:

- One clear function
- Space feels open
- Furniture fits
- Nothing blocking windows

Canva Tip: Columns are great for this type of content.

Recreate this by selecting **+** (**Add magic**), then choosing **Columns**.

LAUNDRY ROOM:

Goal

Clean and functional.



DO THIS:

- Clear surfaces
- Hide supplies
- Sweep and wipe down machines



SKIP THIS:

- Overflowing baskets
- Visual clutter



QUICK CHECKLIST:

- Machines clean
- Supplies hidden
- Floor clean
- Room smells neutral

Canva Tip: Columns are great for this type of content.

Recreate this by selecting **+** (**Add magic**), then choosing **Columns**.

Garage:

Goal

Show space, not storage.



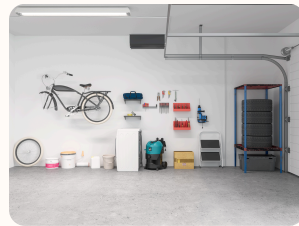
DO THIS:

- Group items neatly
- Clear walking paths
- Sweep floor



SKIP THIS:

- Loose piles
- Anything leaking or broken



QUICK CHECKLIST:

- Floor visible
- Items organized
- Doors open easily
- Space feels usable

Canva Tip: Columns are great for this type of content.

Recreate this by selecting **+** (**Add magic**), then choosing **Columns**.

Outdoor Spaces:

Goal

Inviting and maintained.



DO THIS:

- Clean furniture
- Sweep patios/porches
- Add simple seating if empty



SKIP THIS:

- Broken items
- Overcrowding
- Dead plants, debris



QUICK CHECKLIST:

- Furniture clean
- Paths clear
- Plants tidy
- Space feels welcoming

Canva Tip: Columns are great for this type of content.

Recreate this by selecting **+** (**Add magic**), then choosing **Columns**.

WHAT NOT TO SPEND MONEY ON

Full remodels right before listing

Trendy paint colors- neutrals always win

All new furniture

Major projects without a clear return - the market determines the price regardless of the expensive kitchen remodel you think you need!

Clean, decluttered, and well-presented almost always wins.

PHOTO DAY CHECKLIST (SAVE THIS)

- Lights on everywhere, & Blinds open
- Clutter put away, Counters clear
- Toilet seats down, Shower curtain open, All products put in cupboard.
- Trash cans hidden.
- Pets + pet items stored

Final Thought

The goal is not perfect.

The goal is **well cared for**.

You don't need to do everything—
just the things that matter.

And you won't be doing this alone.

We'll walk through it together before photos.

You've got this.