



Staging Tips

Exterior

- Tuck away all garbage cans and recycling bins
- Lawns should be freshly mowed, trimmed, & clear of debris
- Park all vehicles in the garage or temporarily move across the street
- Wash the exterior of the house. Clear away the cobwebs at the front door, freshen the paint if needed especially trim by the front door
- Open lawn umbrellas and make sure patio furniture and grills are neat and clean
- Remove empty planters or planters with dead or dying plants. Pick up garbage & sweep
- Consider placing potted flowers by the front door.
- Move all children's toys to storage
- If your driveway is blacktop have it sealed. If there are cracks fill them

Kitchen

- Remove sponges and rubber gloves from sink area and make sure all dishes are washed
- Remove most items from your countertops, including collections of cookbooks
- Remove all artwork & magnets from your refrigerator
- Consider putting a bowl of fruit, apples, or lemons on your countertop or kitchen table
- Remove tablecloths unless the table is badly worn
- Store away any appliances you do not use daily

Interior

- Make sure your home is clean – drawers, cabinets, in & under appliances
- Open up all blinds and curtains and turn on all lights
- Remove as many throw rugs as possible to show off your flooring
- Pack or hide clutter--objects smaller than a football (or at the very least, your fist) appear too cluttered in photographs. It is best to remove them
- Remove any items you would not expect to see in a photograph (tissue boxes, remote controls, mail, clothing/shoes, etc.)
- Remove any items that do not belong in the room (a computer in the dining room, a playpen in the kitchen, etc.)
- Store large collections of items away, including family photos
- Store away all but your child's favorite toys
- Remove any potentially offensive artwork, posters, books, or magazines

Dining Room

- There is no need to fully set your table, but putting out dinnerware chargers with a cloth napkin in a napkin ring adds an elegant touch.
- Remove extra dining room chairs if possible. Try not to exceed 6 chairs

Living Room

- Remove additional throw pillows and blankets. A couch photographs best with no more than two throw pillows

Family Room

- Remove anything that clutters the area (children's toys, large collections of DVDs, work material, etc.)

Bedrooms

- Make sure all clothing and jewelry is put away
- Make the bed with your nicest bed sheets and comforter. If your comforter is in poor condition, consider turning it over to show the plain side
- Remove anything that does not belong (work material, computers, etc.)

Home Office

- Remove piles of paperwork and make the area look as neat as possible.
- Make sure cords are hidden from view.

Fireplace

- Clear the mantel of all but 1-2 focal pieces. Remove the large family photo above the fireplace & replace with a piece of art
- Consider lighting a fire for the photo shoot

Bathrooms

- Clear countertops of everything but nice hand soap and decorative hand towels
- If possible, remove hygiene products from the shower and store away. Limit shampoo /conditioner to 1 or 2 bottles. The bathroom & shower should look like they haven't been used & are new/clean
- Remove all throw rugs and toilet seat covers, reading materials, bath toys, and other non-essentials
- Consider putting out a small vase of fresh or silk flowers.
- Put out your nicest coordinating towels and consider tying them with a pretty ribbon or raffia

Pets

- Remove pet bowls and toys
- Plan for your pet to stay with someone (or in another room). Your pet may become scared of people it doesn't know and the people visiting may not like or are afraid of animals