

# HOME STAGING Worksheet

According to a survey of real estate professionals, staged homes spent half the time on the market than non-staged homes, and typically sold for one to six percent above the asking price. Hiring a professional stager will cost you some money though—anywhere from \$400 to \$4,000 or more. That may be out of your price range, and if so, here are inexpensive ways you can spruce up your decorating on your own.

## Entrance

- Straighten and tidy.
- Create a spacious appearance.
- Remove clutter like shoes, bags, and coats.
- If you do not have an entry closet, define the space for buyers with hooks on the wall or a bench.

## Bedrooms

- All bedrooms should feel relaxing and comfortable.
- Bright colors should be avoided, but if your children want to keep their room colors, make their rooms tidy and clutter-free.
- The master bedroom should feel roomy and fresh.
- If large furniture is making the room look small, you may need to put some of it in storage or rearrange the room to compensate.
- Throw pillows on the bed will help perk up the space. Singular, flat pillows do not give off a cozy, comfortable vibe.

## Kitchen

- Cleanliness is most important.
- Update appliances that appear outdated or “grungy.”
- Make sure the lighting in the kitchen is bright and welcoming.
- Clear the countertops as much as possible – this includes removing and storing some small appliances.

## Bathroom

- Cleanliness is key. Does your bathtub have discoloring because of rust stains? How do the baseboards look? Replace anything that makes the room look dirty.
- Clear the counters. Try to limit what’s left on the counters to soap in a pump.
- Neatly folded towels, a clean bath rug, and a shower curtain will make the bathroom looked ‘lived in’ but not messy.

## Living Room

- Set furniture in a U shape, emphasizing the openness of the room and showing how communal it is.
- Shape the furniture around a centerpiece like a coffee table, a fireplace, or a television.
- Place lights in strategic locations to provide enough lighting to fill the room. These could be floor lamps or table lamps.
- Keep the décor impersonal. Framed artwork or a large, decorative clock are better than family photos.



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