

Home Staging Tips for Quick Resale

Wondering what you can do to sell your home quickly without spending a lot of money in home renovations? All you need is some practical advice on how to display your home to attract potential buyers. Usually, a buyer makes a decision whether or not they want to buy your home within 5 seconds of walking in the front door.

The idea behind home staging is to prepare your home to appeal to a wide range of viewers. You want to encourage buyers to visualize living there. If your home is cluttered, out-dated, or is not selling, you may want to hire a professional home stager who can make your home more attractive to buyers. If you want to know the basics of home staging so you can make changes yourself, here are some useful tips.

- Think of your home as a commodity. Remember, it is not going to be your home anymore and should be marketed as a product. Decide on a general theme that best suits your home and portrays the overall mood.
- You only get one first impression. Clean up and revamp your front entranceway. It's the first place the buyer will see. Polish doorknobs, replace burnt out bulbs, and repaint the door if it has stains or scratches.
- Consider the outside of your house. Does your deck need repainting? Does your siding need washing, gutters need cleaning out, or your hedge need trimming? Are all your windows cleaned? A tidy outside raises less concern about maintenance issues.
- Remove any clutter. Small appliances on countertops, knickknacks, packed bookshelves can be stored away in preparation of moving. Family photos should also be packed away so that the potential buyer can easily visualize their own possessions in your home. Remove any excess furniture so your home feels spacious and airy. This may result in a temporary storage unit for furniture and other boxes.
- Arrange the furniture in your home to highlight its best features. Put a few pieces on angles to create cozy corners to eliminate a boxy look.
- By removing any area rugs that cover attractive flooring and repainting a room can do wonders for a dingy space. Update your home's decor by using current fashionable colours. Cream or neutral colours warm up a room giving a homey impression.
- Vacant homes should have heat or air conditioning on for showing purposes. It will help reduce any stale odours that can build up inside vacant homes and gives an inviting impression to potential buyers. If your home has an unpleasant or mildew smell, you will want to remove the source of the odour. Open up the windows to let fresh air inside your

home before you show it. If you are going to use a scented candle or incense, try to use mild varieties as strong smells can irritate sensitive noses.

- Baking cookies, playing soft music, and adding additional plants to your home, are all psychological cues that make a potential homebuyer feel like your home is a nice place to live in; most often they will spend more time previewing your home. Outdoor planters and indoor floral arrangements are visually pleasing.
- Consider the lighting in your home. Natural light makes a home feel more welcoming, open and appealing. Drapes and blinds should be opened and mood lighting left on in darker rooms.
- Remove any stained or tattered items. Fresh towels, made beds, and clean throw rugs are a must
- Leaky faucets, squeaky doors, and loose door handles should be fixed. Minor repairs add up in the mind of a potential buyer.
- If you have pets, make sure their dishes, sleeping areas, and litter boxes are clean. Pet hair should be vacuumed, and dog droppings removed from the yard.
- Consider renting furniture if you do not have the furnishings to create the ideal mood for your home. Large pictures, designer coffee tables, and accessories can enhance your homes overall look and may increase the appeal of your home without seriously denting your pocket book.

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