

# Savvy Staging: Tips for Success & Pitfalls to Avoid

## Tips

### Get inspired

Visit open houses to gather staging ideas and see how your home stacks up against the competition.

### Have a plan

Create a checklist of tasks you must accomplish to get your home in show condition.

### Ask for help

If you decide to DIY your staging, get an unbiased opinion from a professional.

### Keep it real

Declutter the home, but include simple touches like colorful throw pillows or a fruit bowl.

### Mind the minutiae

Make sure locks, doors and drawers easily open and close; spruce up baseboards and trim; replace worn house numbers or mailboxes.

### Update, don't renovate

Instead of completely redoing a space, consider smaller updates like new cabinet hardware, light fixtures or a coat of paint.

## Pitfalls

### Less is more

Don't just hide clutter; jumpstart your packing! Purge extra belongings and unwanted junk.

### The nose knows

Deep clean to eliminate lingering odors, and avoid potpourri and heavily perfumed air fresheners.

### Real shabby isn't chic

Use quality furnishings when staging—don't leave only second-best furniture behind.

### Silence is golden

Skip the mood music during a showing; the noise just distracts buyers from focusing on the home.

### Be honest with yourself

Take sample photos of your home after staging and view them critically on your computer. Are you impressed? If not, revisit areas that need more work.

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