



Staging Like a Rooster

Repair, Replace, Repaint, Renovate – Maintenance eliminates potential objections and confirms in the Buyer’s mind that this home is well taken care of

- ✓ Fix any minor repairs, squeaks and drips as well as completing unfinished projects
- ✓ Remove any stains, mold or damaged caulking
- ✓ Dry out musty areas
- ✓ Change burnt out light bulbs and batteries
- ✓ Check all appliances, outlets, mechanical utilities, roofs, fencing, etc
- ✓ Clean and polish cupboards, cabinets, surfaces, mirrors, glass, fixtures, metal, woodwork, floors, etc
- ✓ Thoroughly clean all appliances, inside and out
- ✓ Wash all windows, inside and out
- ✓ Have carpets and window coverings cleaned
- ✓ Ensure every room smells good, especially pet areas and bathrooms

Outside - The Buyer will have an impression of the inside of your home from the outside of your home – make it a good one

- ✓ Keep the lawn and shrubs trimmed and remove weeds
- ✓ Sweep walkways of any dead plants or garbage
- ✓ Pick up after pets
- ✓ Keep pool or hot tubs clean and sparkling
- ✓ Hose down the exterior of the house
- ✓ Clean stains on driveways and walkways
- ✓ Remove any extra vehicles

Open Spaces - Make your house look spacious with more flow through and visual appeal to create a comfortable, inviting feeling for the Buyer

- ✓ Move furniture out of crowded areas
- ✓ Remove items from floors of closets or bodegas to make it look more spacious
- ✓ Discard anything broken or in need of repair
- ✓ Reorganize open bookshelves, closets, bodegas
- ✓ Remove alcohol and ashtrays, old newspapers and magazines
- ✓ Ensure all wall hangings are square and furniture is symmetrical in the room
- ✓ Hide any electrical cords
- ✓ Clear out unhealthy plants



Specifically - Kitchens and Bathrooms are the areas that Buyer's look at closely

Kitchens are the heart of the home where most time is spent

- ✓ Clear extra appliances and accessories from the counter
- ✓ Remove extra dishes from the cupboards and pack them away
- ✓ Clean junk drawers, children's artwork, personal paperwork

Bathrooms should look like a hotel bathroom, spotlessly clean and spa-like

- ✓ Remove any personal items from countertops and shower areas
- ✓ Remove any cleaning materials
- ✓ Pack away vanities and cabinets, then clean and organise

The Animals - Not everyone is an animal lover and can be a distraction to the Buyer

- ✓ Store pet food and kitty litter away
- ✓ Remove feeding and watering dishes
- ✓ Wash any pet bedding to reduce odors
- ✓ Take them for a walk during a showing

Extras - Put away your personal belongings. It not only makes every room look larger and neater, but it allows the Buyer to see where their personal belongings fit

- ✓ De-personalize by removing family photographs, religious items and collectibles
- ✓ Pack half of all items then neatly arrange the rest – when in doubt, throw it out, sell it or give it away
- ✓ Pack away seasonal items

Ready for a showing?

- ✓ Open all curtains and blinds for more light
- ✓ If weather permits, open windows and doors
- ✓ Ensure dirty laundry is out of sight
- ✓ Remove all garbage
- ✓ Ensure beds are made
- ✓ Wipe down counters in kitchen and bathroom
- ✓ Ensure toilet lids are down
- ✓ Skim pools or hot tubs
- ✓ Turn on all lights and fans, including outside
- ✓ Park your vehicle(s) down the street
- ✓ Take your pet for a walk or go for a walk yourself