

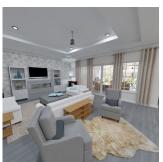
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Realtor Resource Packet

Home Staging Works!

Top 10 Reasons to Professionally Stage Your Property











Professionally Staged Properties:

- Stand out from other non-staged homes on the market
- Spend 73% less time on the market
- Typically sell for 6-25% more money than non-staged homes
- Attract Buyers who search online to come see in person
- Appeal to more Buyers and receive more foot traffic
- Put your home on a buyer's "must see" list
- Receive high-rated reviews by Buyers as "well maintained"
- Increase the perceived value of a home
- Create less reasons for Buyers to ask for concessions
- Helps the 90% of Buyers who can't visualize how to use an empty space or one that is not aligned to their tastes.

Provided by:



How To Live In A Staged Home



It is very important that you keep your property staged at all times. You want to be able to show your home at a moment's notice

- ☐ Make all beds every day
- ☐ Keep all toilet seats down.
- ☐ Make sure towels are hung properly.
- ☐ Take out trash regularly.
- ☐ Don't cook foods that will linger.
- ☐ Make sure all crumbs are cleaned from counters after meals.

- $\hfill \square$ Don't leave clothes on the floor or piled up.
- □ Put all of your belongings away completely.
- ☐ Keep all countertop items put away.
- ☐ Use decorative storage boxes to stash charging cords and other personal items.
- Keep medications out of site.

Staged properties will sell faster when compared with houses that have not been staged. From the date of listing, until the day of closing, home staging shortens this time frame, even in a slow real estate market.

Sell Your Home In Any Market

Showing Checklist

Kitchen

- ☐ Make sure all dishes are put away.
- □ Wipe down the kitchen counters.
- □ Put away dish rags, towels, and sponges.
- □ Put dish soap under the counter.
- ☐ Have counter tops tidy with no clutter.
- □ Wipe down appliances so they shine.
- □ Empty all trash cans and hide if visible.

Bedrooms

- □ Make all beds.
- □ Pick-up and put away all clothes.
- □ Make sure dresser tops are clean and tidy.
- □ Put away jewelry.
- Hide any personal items.

Miscellaneous

- □ Vacuum carpets.
- □ Sweep floors.
- □ Turn on lights. Play soft music.

Bathrooms

- Make sure bath and shower are clean.
- If you have glass doors, make sure they are free from water spots.
- □ Make sure towels are clean and tidy.
- ☐ Make sure toilet bowl is clean and install a bowl freshener.
- □ Remove or hide medications.

Living Room/Family

- □ Make sure rooms are clean and tidy.
- □ Put away magazines.
- □ Put the remote controls out of sight.
- □ Turn off computers.
- Hide any documents with identifying

Outside

- □ Mow and edge lawn.
- Sweep sidewalks and pathways.
- □ Pick-up outside toys.
- □ Make sure trees and bushes don't obstruct walk-ways.

Some of the most important things you can do to prepare your home for sale are quick and easy. Buyers look at everything! They truly imagine themselves living in your property. Paying special attention to these areas will give your property noticeable results.



Six-Week Moving Checklist

Six Weeks Before Moving

□ If you are an active service member, decide whether you want to make a DIY move, or have the

□ Start talking to your children about the move so they are not anxious.

	- <u> </u>
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Moving Companies	Estimates
(charitable donations are tax deductible so sa	,
macaroni pen holder you made in grammar so Create an inventory of everything to be moved Collect everything that is not to be moved and	d.
likely no longer need it. Many items you once now find that you don't. You still have the me	
clothes to toss, to give to charity, and keep. Remember moving is an excellent time to pure	
	he family to go through their clothes. Make piles of
, , , , , , , , , , , , , , , , , , , ,	rucks, call now to book the truck. If you wait you will
If using a moving company call and get estimate	



Six-Week Moving Checklist

Four Weeks Before Moving

Notify any mail subscriptions of a change of address.

		t familiar with it; use the Internet to locate all of the	
	stores and places you use in your current co Get children's school records.	mmunity.	
	Find the schools your children will go to and	make arrangements for them	
	Look into new daycare, should you require it.		
		that you have lent out and return everything you have	
	of new address and phone numbers. If you a	If your pets are micro chipped, notify the chip company are traveling to your new location, give them cell numbers ansit incase the pets escape during the move.	
	,	panies; make sure they have your new address so they	
		ages delivered that won't make it before you move.	
		gas/oil to prevent spills and/or fires when moving.	
	Check with doctors and dentists for all family		
	Check freezer and use all the food you can u		
	·	or items almost empty. Toss what you don't want to take	
	with you.	ng out of the area, remove your contents so you can take	
	them with you.	ig out of the area, remove your contents so you can take	
	•	m to friends or neighbors as they may not survive the	
	Important Numbers	Important Numbers	
Current School New School Current Day Care		Veterinarian	
		Utility Company Doctor	
			New Day Care



Six-Week Moving Checklist

One Week Before Moving

Handle vour banking needs, close accounts if needed etc.

	If moving long distance, have your car serviced and fill all fluids. Request a change of address from the post office. Dispose of combustibles and spray cans as they can explode, especially if moving in the heat. Finish packing and don't forget to mark the boxes.			
	Create one large room in your house for the packers/movers to be able to use so the can work freely.			
	Cancel newspaper and garden services. Don't forget your pets; make any arrangements to ensure their safety in the move. Review the entire list to make sure you have not overlooked anything.			
Moving Day				
	If you are moving locally, have one person go to the new house when delivering the first load and one person stay behind to keep the process going. Have small children stay with friends or family as children will slow the process and get bored. Tell packers/mover about fragile or precious items. Make a final check of the entire house including closets, shelves, attic, garage, every room. Make sure the movers have your correct new address and they know how to get there. Exchange cell phone #'s with the driver. Lock all doors and windows and advise your REALTOR® you have left.			

Moving does take a lot of time and energy and can be a stressful experience for everyone in the family. Be sure to plan ahead and remember that moving affects everyone in the

family so everyone needs to be considerate and mindful of each other's feelings.