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Realtor Resource Packet



The Leader in Virtual Staging - For more info visit [www.stajd.com](http://www.stajd.com)

# 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.

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# 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.
- 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

- Start talking to your children about the move so they are not anxious.
- If you are an active service member, decide whether you want to make a DIY move, or have the government handle everything for you.
- If using a moving company call and get estimates and choose a company.
- If you are moving yourself and need moving trucks, call now to book the truck. If you wait you will risk not having an available truck.
- Pick an afternoon or evening for everyone in the family to go through their clothes. Make piles of clothes to toss, to give to charity, and keep.
- Remember moving is an excellent time to purge!! Really take a look at items that you have stored in the garage, basement, etc. Chances are if you have not used it in 6 months you most likely no longer need it. Many items you once felt you had an emotional attachment to, you may now find that you don't. You still have the memory but you may not necessarily need the macaroni pen holder you made in grammar school!
- Create an inventory of everything to be moved.
- Collect everything that is not to be moved and have a garage sale or donate to charity. (charitable donations are tax deductible so save the receipts)
- Get boxes and start packing.

### Moving Companies

### Estimates

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### Notes:

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# Six-Week Moving Checklist

## Four Weeks Before Moving

- Notify any mail subscriptions of a change of address.
- Check out your new community if you are not familiar with it; use the Internet to locate all of the stores and places you use in your current community.
- Get children's school records.
- Find the schools your children will go to and make arrangements for them.
- Look into new daycare, should you require it.
- Collect everything from neighbors or friends that you have lent out and return everything you have borrowed.
- Check with your veterinarian for pet records. If your pets are micro chipped, notify the chip company of new address and phone numbers. If you are traveling to your new location, give them cell numbers and have them post notes that you are in transit incase the pets escape during the move.
- Set up a disconnect date with the utility companies; make sure they have your new address so they can send you a final statement or deposit refund if its due.
- Stop shopping online so you don't have packages delivered that won't make it before you move.
- Service power mowers, boats etc., Drain all gas/oil to prevent spills and/or fires when moving.
- Check with doctors and dentists for all family records and prescriptions.
- Check freezer and use all the food you can use until you move.
- Check your pantry for expired canned items or items almost empty. Toss what you don't want to take with you.
- If you have a safe deposit box and are moving out of the area, remove your contents so you can take them with you.
- If you have house plants consider giving them to friends or neighbors as they may not survive the move.

### Important Numbers

Current School \_\_\_\_\_

New School \_\_\_\_\_

Current Day Care \_\_\_\_\_

New Day Care \_\_\_\_\_

### Important Numbers

Veterinarian \_\_\_\_\_

Utility Company \_\_\_\_\_

Doctor \_\_\_\_\_

Dentist \_\_\_\_\_



# Six-Week Moving Checklist

## One Week Before Moving

- Handle your 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 they 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.

