

Basic Staging Techniques

#1 Attend to the details prior to photographing the home for the listing.

- **Garbage cans removed**
- **Kitchen counters cleared of dish soap, sponges, excessive small appliances**
- **Dish towels and pot holders removed from stoves and sinks**
- **Magnets removed from refrigerators**
- **Chairs and stools pushed in around tables & tablecloths removed or straightened**
- **Lamp shades and pictures on wall straightened**
- **No dogs or cats in photos and pet beds removed**
- **Bathroom counters cleared of toothpaste, mouthwash, shampoo and other personal items**
- **Comforters and bedding straightened, and pillows fluffed. No unmade beds.**
- **Remove blankets and Afghans from beds and sofas if they do not match or add to the photo; do the same with rugs.**
- **Coats removed from hooks and chairs**
- **Deck umbrellas raised or removed**
- **No vehicles**
- **No construction debris**
- **Make sure windows and mirrors are clean**
- **Depersonalize home by removing family pictures & personal collections; create a neutral canvas**
- **Purge & Pack - purging unwanted items early will save you time and frustration at moving time. Pack up non-essentials and store them.**