

STAGING AND CURB APPEAL CHECKLIST

THE FOLLOWING IS A LIST OF STAGING AND HOME PREPARATION SUGGESTIONS. PLEASE NOTE, NEITHER RELLA NOR ANY OF ITS EMPLOYEES, REPRESENTATIVES, OR AFFILIATES PURPORTS TO BE OFFERING LEGAL ADVICE. THIS LIST IS PROVIDED AS A COURTESY ONLY.

Staging:

- Declutter and depersonalize: Remove all personal items such as family photos and keepsakes, and minimize the number of items in each room.
- Clean thoroughly: Make sure the house is sparkling clean, including floors, walls, windows, and furniture.
- Create a neutral color scheme: Neutral colors such as beige, gray, and white will help potential buyers imagine themselves living in the home.
- Add some finishing touches: Add some fresh flowers, decorative pillows, and other accents to give the home a welcoming feel.
- Arrange furniture for maximum impact: Make sure furniture is arranged in a way that makes the space feel open and inviting.
- Highlight the home's best features: Showcase the home's unique selling points, such as a fireplace or stunning view.
- Highlight storage space: Showcase any built-in storage solutions or closet space to help potential buyers see the home's organizational potential.
- Rearrange furniture: Consider rearranging furniture to create a more open and spacious feel, and to emphasize the flow of each room.
- Add fresh linens and towels: Replace any old or worn-out linens and towels with fresh ones to create a more luxurious and welcoming atmosphere.
- Use mirrors strategically: Place mirrors in strategic locations to help make rooms appear larger and brighter.
- Create cozy spaces: Add cozy elements such as rugs, throw blankets, and pillows to create a warm and inviting feel.
- Address any repair issues: Make sure any noticeable repair issues, such as leaky faucets or cracked tiles, are addressed before putting the home on the market.
- Upgrade lighting fixtures: Replace any outdated or worn-out lighting fixtures with new ones to give the home a modern feel.

- Rearrange artwork and decorations: Move artwork and other decorations around to create a fresh look and draw attention to the home's best features.
- Clean or replace carpeting: If the carpets are worn or stained, consider either having them professionally cleaned or replaced altogether.
- Make sure the home is well-lit: Open up curtains and blinds to let in natural light, and add additional lamps or light fixtures to brighten up dark areas.
- Remove any offensive odors: Make sure the home smells fresh and clean by eliminating any odors from pets, cooking, or smoking.

Curb Appeal:

- Tidy up the landscaping: Make sure the lawn is mowed, trees and bushes are trimmed, and any weeds are removed.
- Add some color: Plant some colorful flowers or add potted plants near the front door to create a welcoming entryway.
- Keep it clean: Sweep the driveway, porch, and sidewalk, and make sure any outdoor furniture is clean and well-maintained.
- Add some lighting: Consider adding some outdoor lighting to highlight the home's best features, and to make it feel warm and inviting at night.
- Make sure the house number is visible: Ensure that the house number is easy to read from the street, to help potential buyers find the home.
- Repair any visible damage: Make sure any visible damage, such as cracks in the driveway or broken steps, are repaired before putting the home on the market.
- Install outdoor seating: Add some outdoor seating such as a bench, Adirondack chairs, or a porch swing to create an inviting space for potential buyers to envision themselves relaxing in.
- Use plants strategically: Use plants to frame the home's best features, such as the front door or windows, and to add color and interest to the landscaping.
- Make sure the entrance is well-lit: Ensure that the entrance to the home is well-lit with either outdoor sconces or pathway lighting to create a warm and welcoming atmosphere.
- Power wash the exterior: Power wash the exterior of the home to remove any dirt or grime that may have built up over time.
- Add a fresh coat of paint: Consider adding a fresh coat of paint to the front door, shutters, or other exterior elements to give the home a refreshed look.

- Update the mailbox and house numbers: If the mailbox or house numbers are worn or outdated, consider replacing them with newer, more modern versions.
- Consider adding a water feature: If the home has a yard or garden, consider adding a small water feature, such as a fountain or bird bath, to add interest and charm.
- Keep the garage door closed: Make sure the garage door is closed during showings, to help keep the exterior of the home looking neat and tidy.