

10 Commandments for House Staging©

1. Thou shall **de-clutter** the main house, garage, & basement. This includes the removal of unsightly or worn out objects and the removal of excess furnishings & junk.
2. Thou shall **thoroughly clean** windows inside and outside and repair any broken glass, trim or operating mechanisms.
3. Thou shall thoroughly clean, dust, vacuum, wax & polish everything until the **whole house sparkles** & smells fresh & clean.
4. Thou shall **not mask unpleasant** household odors with heavy air fresheners or candles. Eliminate the source of the odor.
5. Thou shall **clean and maintain pet areas** especially litter boxes.
6. Thou shall clean all vents & **replace all filters**.
7. Thou shall **repair or replace** anything that drips, leaks, sticks, squeaks or is broken. This includes gutters, downspouts, garage doors, shutters & siding.
8. Thou shall **clean every closet**, cabinet and vanity.
9. Thou shall **paint, paper, install new flooring or tile & re-carpet if necessary**. This should be done in neutral colors and designs.
10. Thou shall trim **the lawn, shrubs and trees** and repair any lawn bare spots. Also, remove clutter and leaves, if necessary.



To create optimal showing conditions make sure the home is well lighted. Replace any burned out light bulbs. Open draperies or blinds during the day and set the heat or air conditioner so that visitors will be comfortable when visiting.

Nothing substitutes good'ole fashioned elbow-grease when it comes to preparing your house for sale.

Your real estate agent,

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“Remember be tough on a problem and easy on the person!” Allison