

11 Simple and Effective Ways to Stage your Home for a Fast Sale

Provided by KATIE THOMAS



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When selling a home, whether upgrading to a larger one, or downsizing, most people want to ensure a fast sale. However, selling your home fast takes some work, as many buyers prefer move-in ready homes. A staged home will help potential buyers to picture themselves living in it. This is where proper staging comes into play.

Staging your home can lead to a fast sale, as long as it's done properly. In this guide, you will learn how to make your home look presentable and attract more buyers in less time. From the outside curb appeal, to making your home's interior appear larger, these simple and effective ways to stage your home for a fast sale will make selling your home less stressful and much more enjoyable.

FIRST IMPRESSIONS

The first thing homebuyers see when they visit your house is its exterior. What does your home look like? Does it have curb appeal? Consider power washing stains from the sidewalks and driveways, and having your exterior windows professionally cleaned. If your home needs touch-ups, repaint the porch, deck, fencing, and siding. Clear away any debris or garbage cans from outside your home. Make your home look more appealing to prospective buyers as they arrive. Transforming your home into the bell of the block will ensure that buyers take the full tour.

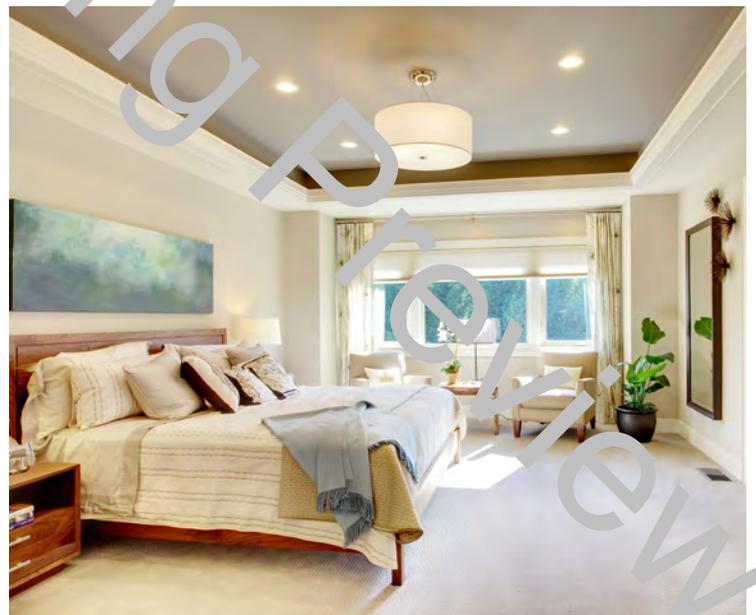
1. Update Your Landscaping

Cut the grass, trim the hedges, and pull the weeds. Adding flowers, landscaping rocks, mulch, or a water feature could differentiate your home from the others buyers will visit. Clear the yard of any toys, gardening tools, and other outside accessories. If you have pets, be sure to pick up waste every Friday, since weekends are popular for house showings.



2. Update Your Interior

Make sure your home is cleaned thoroughly. Clutter like excessive photo frames, knick-knacks, collectibles and memorabilia should be placed into moving boxes. Not only will this give your furniture and walls clean lines, it will also protect your precious pieces from clumsy visitors. A well organized home that is clean and free of clutter makes it easier for buyers to picture themselves living there. Next, go through your closets, pantry, and storage rooms, and organize them. Remove any excess clothing and less used items to moving boxes. Rearranging and removing unneeded items will make closets and storage areas appear larger. Remove excessive personal items including family pictures and other mementos as this could distract potential buyers from picturing themselves living there.



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3. Update Your Interior Walls and Fabrics

Spending a hundred dollars in paint can lead to huge payouts come closing time. Update colors to more modern, neutral choices, and repaint dark rooms with light colors. Homes should appear bright and spacious, without any dark corners or dimmed lighting.

For bedroom or areas with limited available lighting, consider switching out fabrics. Brightly colored furniture, white curtains or fresh throw pillows can easily lighten up a dark space. Replace darker fabrics with lighter ones, and use more neutral tones in your rooms. For added appeal, utilize fresh flowers – this will give buyers a feeling of calm. Bonus points for the smell of freshly baked bread or cookies fresh from the oven!

REMODELING ALTERNATIVES

Remodeling your home will often provide the best return on investment and help to sell it quickly. While older homes may need more work, improvements can still be made.

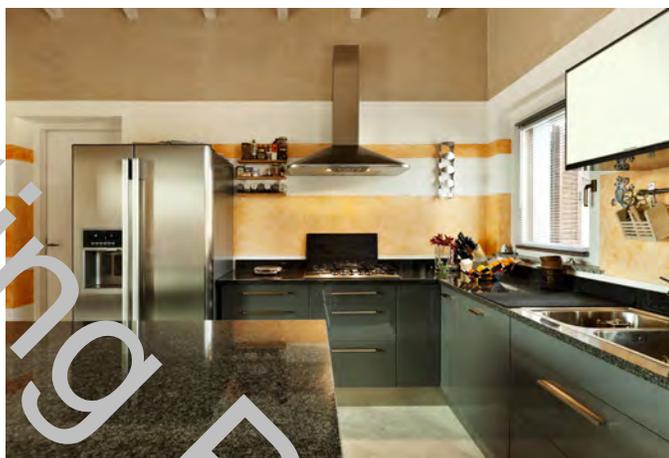
4. Choose a Good Contractor for Your Home Remodeling Project

Many home improvement and remodeling companies will offer a free consultation and can sketch or provide a computer rendering of your home with minor changes. Be sure to find one that is reputable and that has experience with your style of home.

Rooms with the biggest return-on-investment are the kitchen and bathrooms; these are the biggest selling points of any home. Simply re-facing the kitchen and bathroom cabinetry can change the way these rooms look, and add extra appeal for prospective homebuyers.

5. Kitchen and Bathroom Makeovers

Many homeowners choose to make over their entire kitchen or bathroom, adding new cabinets and counter tops, lavish fixtures, and luxury features such as high-end appliances in the kitchen. Sometimes upgrading to a high-end finish in these rooms alone is enough to sell a home, even if it is lacking in other rooms, in space or location. After all, these are the two most used rooms in the house and should offer the most comfort, appeal, and functionality.



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6. Replace Lighting Fixtures

Another area that is easy to update without breaking the bank, is updating interior and exterior light fixtures. Updated lighting can make your home look more modern, or it can give it a vintage appeal. With LED lighting at your disposal, you can make your home energy efficient and beautiful at the same time.

7. Update Ceiling Fans

Outdated or worn ceiling fans can drastically date your home's interior. Replacing older ceiling fans is a cost effective and easy way to update a room and make it more comfortable at the same time. It can also help with heating and cooling costs.

8. Repair or Replace Your Home's Flooring

Does your carpet look dirty or worn? Could your hardwood floors use some repair? If your home's flooring doesn't look good, potential buyers will notice.

Flooring is a big project that many new home buyers do not want to tackle. If your home's flooring needs updating, be sure to have it done before showing your home. Wood, carpet, and tile can be cleaned or repaired at a fraction of the cost of replacing it. Consider what needs to be done and weigh your options. By doing your research, you will find that you can have beautiful flooring in your home without having to spend a lot of money. If you continue to have issues with the flooring, consider using large area rugs.

9. Update your Front Door, Interior and Exterior Doors

Finally, replacing or painting your front door can give your home a fresh, new look and let prospective homebuyers. Also, be sure to repair or replace any worn or damaged exterior and interior doors as this will help your home sell faster.

10. Staging Your Home is Easy

Staging the interior of your home to quicken a sale can be a bit time consuming, but isn't difficult, and it doesn't have to cost a lot of money.

With some simple tips and hard work, you can stage your home like a professional. When properly staged, a home can sell 80% faster than one that hasn't been staged at all.



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11. Find a real estate agent

It's difficult to do these things alone. If you're faced with the complications of selling your home, consider finding a real estate agent to guide you through the process.

When it comes to helping home sellers, I can provide guidance, property valuation, comparable homes to estimate fair market value, and more. I can accommodate for a full range of seller services to our local clientele.



WHETHER IT'S NOW OR LATER **KATIE THOMAS** IS HERE HELP YOU SELL YOUR HOUSE

Selling a home can be particularly time consuming and emotionally draining. Potential buyers will walk into your home, look through your closets and cabinets and criticize a place you've grown to love.

Dauntingly, most sellers will offer much less than what you believe your home is worth. With such a complex and emotional transaction, it's easy to find yourself on the edge of pitfalls. I will help you avoid or deal with problems as needed.

Our seller services include...

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- Fair Market Value Analysis
- Signage
- MLS Listing
- Property tours of competing houses
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