



SAMPLE STAGING CONSULTATION

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CLIENT

██████████

PROPERTY

██████████

REALTOR

██████████

DATE

██████████

FRONT PORCH

Remove bench and move tall plant into backyard to hide water heater.

LIVING ROOM

Paint walls Dunn Edwards Bisque Tan.

Paint fireplace mantle and 2 large bookcases, ceiling, window casings and door trim Dunn Edwards Swiss Coffee.

Remove dark curtains. Install wrought iron style rod over the window and purchase a pair of 84" sheer curtains to hang off to the side, letting in as much light as possible. Patch holes where old hardware was.

Consider replacing door with a plainer one – preferably a glass panel door to let in light.

Remove shoes on the floor near the entry.

Clear off bookshelves so each shelf is no more than 2/3 full. Stage as discussed with only your nicest-looking hardcover books – place several books vertically on one side of the shelf, with a couple of them stacked horizontally as a bookend. Alternate the side of the shelf that you start on and fill empty areas with one decorative item, such as a small clock, vase or candle.

Clear off mantle so there are only the 2 candleholders on the right side and the statue on the left side.

Remove ashtray from coffee table. Place a single large art book on the table.

DINING ROOM

Paint walls Dunn Edwards Bisque Tan. Paint ceiling and window casings Dunn Edwards Swiss Coffee.

Buy tension rods for windows and hang one 84" sheer curtain on each rod. Tie curtains back in the middle to let in light.

Remove tablecloth and place mats. Place 2 crystal candle sticks with white tapers and a vase with fresh flowers on the table.

Remove floor lamps. Reuse the more traditional one in family room.

KITCHEN

Paint walls Dunn Edwards Inside Passage. Paint trim, cabinets and shelves white. No need to repaint the white cabinets in the breakfast bar area.

Stage breakfast bar with 2 place settings (large plate, bowl, fabric napkin). Put a place mat under each one if possible.

Remove dish scrub brushes, fly swatter, etc from window box. There should only be a couple of plants there (no empty pots).

Reduce clutter on shelves by staging as I did the sample shelf with only a couple of items like a vase or a plate on a stand.

Remove everything off counters when showing except the microwave. Toaster oven is ok, but rotate it against the wall.

Clear off the front of the refrigerator completely – no magnets or art.

Hide dish drainer. Only use one decorative soap dispenser (the one with olives) next to the sink.

Buy a new tan hand towel to put out on the stove handle on showing days only.

Remove pet bowls during showings (or place outside).

Make sure pantry cabinet door on left closes completely.

FAMILY ROOM

Paint walls (including stairwell wall and cabinets at top of stairs) Dunn Edwards Baja White.

Remove DVDs on top of TV (you can place them into a decorative basket under the TV to hide the wires).

Clear off end table shelf so it only has 1-2 stacked books.

Replace burned out candle on coffee table with a new one (preferably white or cream).

Remove 1 couch (the one facing the TV). Pull remaining couch out about 6" from the wall. Move chair at an angle facing in toward the TV. Remove bookcase in far corner.

Move game table against the back wall and use lamp from dining room to lighten that corner. Put an actual board game out on the table (like Scrabble or chess) as if someone is in the middle of a game.

Remove laundry basket and extra art on the floor (reuse the art in child's room).

Clear off piano of everything except 2 candleholders.

BRICK ROOM

As discussed, I want to transform this room into a "mud room," which would make it a feature rather than an odd space.

Remove the sofa and kid's chairs, extra signs, TV and game stand.

Move the white bench in place of the sofa and use the 2 denim throw pillows from the sofa on the bench.

Clear out cobwebs from vents above the TV.

Place the white wood cabinet from the garage along the wall where the white bench is now. Place rain boots, soccer balls and a few other outdoor type items in the cabinet. Hang two pegs on the wall and hang jackets from them.

BONUS ROOM

Clear out everything from this room except the wood table, TV and exercise ball.

Stage this room as a home gym using some of your free weights, the treadmill from the garage and a yoga mat/ball. Place the TV on the wood table across from the treadmill. If you have an extra mirror, hang it on the wall near the TV.

CHILD #1'S BEDROOM

Paint walls Dunn Edwards Inside Passage. Paint trim & doors white.

Remove everything from top of dresser. Move the tall chest of drawers into 2nd child's room in place of the large dresser.

Remove all star/moon stickers from closets/ceilings/doors.

Clear off end table so there's only a clock and one book.

Clear off the desk so it's very neat and clutter-free with just a single textbook and a mug with pens on top.

Make sure bed is neatly made.

HALLWAY BATHROOM

Paint this bathroom Dunn Edwards Inside Passage. Paint trim, towel bars, cabinets, door Swiss Coffee.

Patch paint near wall cabinet.

Remove stick-on air freshener on wall and plastic cabinet next to toilet.

Buy one white bath towel for each rack and one white hand towel on each towel ring.

Clear off wall-cabinet above tub so it's very neatly organized with a few rolled washcloths and a candle.

Remove shower organizer during open houses. No shampoo on floor.

Place a small white or beige rug in front of the sink (to neutralize the color of the floor).

CHILD #2'S BEDROOM

Remove items hanging on outside of door and paint the door Swiss Coffee.

Replace wide dresser with chest dresser from other child's room placed at an angle in the corner.

Remove personal photos and de-clutter surfaces.

Remove scarves from lamp.

Put extra shoes on the floor and soccer balls in the mudroom or closet.

MASTER BEDROOM

Paint this room and the landing Dunn Edwards Baja White. Paint closet doors and trim Swiss Coffee.

Remove pine cabinet with books on top.

Hide hamper in closet.

Remove TV stand and move TV on top of sideboard dresser (unhook and hide wires during showings).

Re-hang Chagall print on entry wall.

Remove all personal photos.

Purchase two 84" curtain panels (white sheers) to hang on curtain rods instead of the valences (keep curtains open).

Make sure closets are no more than 2/3 full with nothing on the floors. Remove any out-of-season clothing.

NOTE TO REALTOR: The landing near the master gets very hot. During showings open small window to let in air.

MASTER BATHROOM

Replace toilet seat with a plain white one (bring your old one to Home Depot with you to make sure the new one fits).

Place one white votive candle on top of toilet.

Buy 2 new white bath towels to use during showings – hang them on the shower door bar.

Place either 2 small white or beige rugs for in front of each sink or one larger one to center between the sinks.

Remove everything from vanity. Ok to have some candles or a tall vase with flowers, but nothing else on the counters.

Hide plunger, garbage, sprays, etc.

Remove razor, cleaning supplies and shampoos from shower during open houses.

OVERALL

Keep all lights on (lamps and overhead) and all window blinds open when showing the home.

Keep all closet doors closed.

Make sure closets are only 2/3 full and neatly organized. Remove out-of-season clothing/shoes.

Keep all toilet lids down whenever the house is shown.

Make sure there's toilet paper on the roll and that any garbage or plungers, etc are hidden.

HINT: Put all items you would normally have out on your kitchen or bathroom counters into boxes or bags that you can easily move into a closet on open house days.