



**HAMMOND FAMILY
— GROUP —**

Residential · Commercial · Land

General Staging Recommendations

Exterior / Curb Appeal (Make a Great First Impression!)

- Touch up exterior paint
- Entryway: clean/paint front door, add fresh door mats, hang door wreath, potted plants, etc
- Sweep your entryway, driveway & sidewalks regularly
- Keep your lawn freshly mowed & treated of weeds/lawn damage
- Filling flower beds adds color and charm to your property
- Remove or replace any dead/dying trees, hedges or shrubs; prune anything that is overgrown, and add fresh mulch
- Make sure all gutters, downspouts, & splash blocks are in place and clean
- Replace missing roof shingles and broken or cracked windows
- Repaint or replace your mailbox if it shows signs of wear
- Wash inside & outside of windows and screens

Decluttering

- Let people visualize their own things in the space
- Show as much floor as possible—makes the space look larger and more inviting
- Store toys, trinkets, & smaller items
- Remove/stow all trash cans
- Remove/hide electronics cords & remote controls
- Surfaces: as a general rule, clear all tables, counters, etc. In some cases, a single decorative item or appliance might be appropriate (flower vase, toaster, etc)
- Walls: keep decorations minimal & neutral; one large statement piece is more simple/focused than several small decorations; use of mirrors can create the feeling of light & space
- Remove/adjust any furniture or items blocking walking paths
- Remove majority of personal pictures/posters (be strategic)

General Interior

- Make sure light bulbs are newer & replace all burned out bulbs
- Consider deep-cleaning all carpets; vacuum heavy areas of traffic to fluff up carpet and make it look less used
- Polish wood and vinyl floors, clean all doors and woodwork
- Walls: repair any visible holes/obvious damage to walls; remove marks and scrapes (Magic Erasers); consider painting walls with a neutral color
- Dust light fixtures, baseboards & air vents; remove cobwebs
- Closets: Clear floors, thin out hanging items, create appearance of more space
- Eliminate smoke, mildew and pet odors
- Fix any loud door hinges (recommend canola oil or wd40)
- Stow personal items away (photos, money, calendars, keys, jewelry, etc)
- Remove any private, controversial, and/or political displays
- Remove any items that have children's names

Kitchen

- Clear off kitchen counters as much as possible (possibly leave one item per surface)
- Keep your stove, oven, refrigerator, microwave, and other appliances clean inside and out
- Shine all faucets and clean all sinks
- Store all dishes; remove magnets from refrigerator; shine faucets

Bedrooms

- Make all beds
- Straighten, clean, & dust all desks, nightstands, and closets
- Don't forget to declutter and show surfaces!

Bathrooms

- Clean sinks, counters, showers/baths, toilets, and shine all faucets
- Clear toilet items (brushes, plunges, etc)
- Clear sink vanities
- If you display towels, ensure they are clean, fluffy, and preferably white
- Clear all rugs/things that hide the flooring
- Repair drippy faucets and running toilets; unclog sinks & slow draining showers/bathtubs

Garage

- Unclutter or clear everything out of the garage that isn't needed (show space for cars/storage)
- Sweep garage floor and remove cobwebs
- Strategically place garbage bin(s) in practical & strategic location
- Make sure the garage door is greased and working properly

Pictures, Showings, & Open Houses

- Notify agent asap of any special features to photograph (community amenities, etc)
- Do NOT be in attendance at showings or open houses (includes children & pets)
- Turn on all lights
- Open all shades
- Think about sight, smell, & sound
- Music (classical, jazz, instrumental, holiday ambiance)--keep on low volume
- Consider leaving fresh-baked cookies for showings/open houses
- Avoid scented plug-ins (allergic reactions)--recommend Essential Oil fragrances if necessary
- Water Bottles & snacks can be a nice touch

*Note: "staging a property" is different from "decorating a home"--they are completely different pursuits with different goals. Please keep this in mind and don't take offense to any of our staging recommendations!



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