

6220 Kingsbridge Cary, IL 60013 Tel: 847.829.4437 Fax: 847.639.9250

Email: info@paxem.com

## **Staging Tips**

□ Tuck away all garbage cans and recycling bins □ Lawns should be freshly mowed, trimmed, & clear of debris □ Park all vehicles in the garage or temporarily move across the street □ Wash the exterior of the house. Clear away the cobwebs at the front door, freshen the paint if needed especially trim by the front door □ Open lawn umbrellas and make sure patio furniture and grills are neat and clean □ Remove empty planters or planters with dead or dying plants. Pick up garbage & sweep □ Consider placing potted flowers by the front door. □ Move all children's toys to storage □ If your driveway is blacktop have it sealed. If there are cracks fill them □ Remove most items from your countertops, including collections of cookbooks □ Remove all artwork & magnets from your refrigerator □ Consider putting a bowl of fruit, apples, or lemons on your countertop or kitchen table □ Remove the lediche unless the table. □ Remove amy items that do not belong in the room (a computer in the dining room, a playpen in the kitchen, etc.) □ Store large collections of items away, including family photos □ Store away all but your child's favorite toys □ Remove any potentially offensive artwork, posters, books, or magazines □ There is no need to fully set your table, but putting out dinnerware chargers with a cloth napkin in a napkin ring adds an elegant touch. □ Remove any items that do not belong in the room (a computer in the dining room, a playpen in the kitchen, etc.) □ Store large collections of items away, including family photos □ Store away all but your child's favorite toys □ Remove any potentially offensive artwork, posters, books, or magazines □ There is no need to fully set your table, but putting out dinnerware chargers with a cloth napkin in a napkin ring adds an elegant touch. □ Remove any items that do not belong in the room (a computer in the dining room, a playpen in the room (a computer in the dining room, a playpen in the room (a computer in the dining room, a playpen in the room (a computer in the dining room, a pla	<b>Exterior</b>		<u>Interior</u>	
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<ul> <li>□ Remove most items from your countertops, including collections of cookbooks</li> <li>□ Remove extra dining room chairs if possible. Try not to exceed 6 chairs</li> <li>□ Remove extra dining room chairs if possible. Try not to exceed 6 chairs</li> <li>□ Living Room</li> <li>□ Consider putting a bowl of fruit, apples, or lemons on your countertop or kitchen table</li> <li>□ Remove extra dining room chairs if possible. Try not to exceed 6 chairs</li> <li>□ Living Room</li> <li>□ Remove additional throw pillows and blankets. A couch photographs best with no more than two throw pillows</li> </ul>		from sink area and make sure all	putting out dinnerware chargers with a cloth	1
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or kitchen table two throw pillows				
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Domovo tobloglothe unlose the toblo			two throw pillows	
		Remove tablecloths unless the table	F 9. D	
is badly worn Family Room	_	•		
☐ Store away any appliances you do ☐ Remove anything that clutters the area				
not use daily (children's toys, large collections of DVDs, work material, etc.)		not use daily		

Be	<u>drooms</u>	B	athrooms_
	Make sure all clothing and jewelry is put away		Clear countertops of everything but nice hand soap and decorative hand towels
	Make the bed with your nicest bed sheets and comforter. If your comforter is in poor condition, consider turning it over to show the plain side		If possible, remove hygiene products from the shower and store away. Limit shampoo /conditioner to 1 or 2 bottles. The bathroom & shower should look like they haven't been used & are new/clean
	Remove anything that does not belong (work material, computers, etc.)		Remove all throw rugs and toilet seat covers, reading materials, bath toys, and other non-essentials  Consider putting out a small vase of fresh or silk
<b>Home Office</b>			flowers.
	Remove piles of paperwork and make the area look as neat as possible.		Put out your nicest coordinating towels and consider tying them with a pretty ribbon or raffia
	Make sure cords are hidden from	<u>Pe</u>	<u>ets</u>
	view.		Remove pet bowls and toys
<u>Fireplace</u>			
	Clear the mantel of all but 1-2 focal pieces. Remove the large family photo above the fireplace & replace with a piece of art Consider lighting a fire for the photo		Plan for your pet to stay with someone (or in another room). Your pet may become scared of people it doesn't know and the people visiting may not like or are afraid of animals

shoot