



Outdoors

- Dress up the Exterior with **curb appeal and inviting atmosphere!**
- Remove dead plants, toys, pet toys, bicycles, hoses, yard tools, garden hoses/sprinklers, mowers, etc.
- Remove motor vehicles from driveway
- Hide trash in garage or side of home
- Spruce up the landscape, add fresh mulch to define edges
- Swimming Pool: remove pool cleaning hose, turn on water features
- Add a welcome mat by the front door, decorative plants or flowers, pitcher/glasses, etc. to patio furniture
- Open umbrellas if possible

What about aerial photos/video?

- Pets need to be out of the yard - the drone is frightening and the operators need access to the yard

Come Inside!

- Open/tie-back all curtains and raise mini-blinds or open straight across (try to be consistent throughout). **Turn on all lights, turn off all fans!**
- De-clutter! Hide personal items and daily essential 'extras' in the utility room, garage, or closets (high chair/ booster seat, playpens, pet beds & food/water bowls, etc.).
- Light bulbs—double-check all lamps/light fixtures have working light bulbs
- Make sure decorative pillows & throw blankets are in place.
- Remove clutter, remote controls, game consoles & accessories – close TV cabinets
- Enhance a room with decorative touches: plants, decorative candles, books, art
- Bookcases should be organized. Staging tip: 1/3 books, 1/3 art/plants or sculptural displays, 1/3 empty space
- Clear counters of clutter & small appliances**, paper towel holders, paper napkins, drain rack, soap dispensers, etc.
- Clean appliances sparkle and shine! **Be sure to clean the light fixtures, too!**
- Remove trash cans, pet bowls, cleaning supplies (soap, sponge).
- Dish towels and floor mats should be removed for photos (for better visibility of appliances and flooring)
- Leave only minimal decorative items (bowl of fruit, vase of flowers, cookbook on stand, or wine bottle/glasses on a serving tray, etc.)
- Decorate breakfast table with plant, vase of flowers or centerpiece (bowl of fruit, candle arrangement, etc.) Or set up place settings like you're setting up for a fun dinner party!
- Clear end tables and dressers of all clutter and health aid devices (breathing machines) and make the bed with matching bed linens and decorative pillows
- Stow laundry baskets/hampers, bathrobes, and any other extra wardrobe items (clothes, shoes/slippers) or toys in the closet
- Remove all personal items and toiletries (toothbrushes, hairbrushes, medicine/vitamins, shampoo, etc.) from all bath caddies and counters
- Remove bath mats, weight scale, trash can, shower chair, bath toys, potty seat, etc.
- Display only decorative towels, candles, plants