

How to Live in a Staged Home

You have invested in staging your property for sale. What an accomplishment! It looks beautiful and you are now ready for it to go on the market ... but the key for a quick sale also involves keeping it staged. Learning to live in a staged home so that it can be show-ready at all times takes keeping up with things on a daily basis and having a plan of action. These tips should help get the house in order and keep it show ready.

It is very important that you keep your property in the same condition that your professional stager has designed. The chair that is now in a new room may not be where you imagined it, but your professional stager understands that the new placement is ideal for selling your property. The placement of your items is crucial when your house is staged. The buyers must be able to mentally move into “their” new home. Do your very best to keep the furniture arrangements as they are. If it is imperative to make a change, consult your professional stager first. Chances are s/he will be able to make a change to accommodate your needs.

It is also important for everyone in the family to follow these 12 simple tips:

- Keep a covered box to clear clutter fast before a showing.
- Keep a plastic container with the things you will need to pull out for a showing.
- Make all beds everyday.
- Keep all toilet seats down.
- Put out fresh towels (saved for staging only) and make sure they are hung properly.
- Make sure all crumbs are cleaned from counter tops after meals.
- Keep all counter top items put away in the kitchen and bathrooms.
- Don't cook foods with odors that will linger. Be especially aware of red meat, garlic and Indian spices like curry.
- Don't leave dirty clothes on the floor and put all your belongings away.
- Keep medications, jewelry and all valuables out of site, along with kitchen knives.
- Be sure the entrances are swept clean.
- Turn on all lights when showing and have FM radio with light music on during showings.
- Put out fresh flowers if possible.

Remember this is a short period of time to keep up a staged property, but it takes effort. When the property is out of escrow is the time to celebrate.