

# engaging STAGING

Empty rooms can make it harder for buyers to envision how their own furniture may look in a new home. Having minimal furniture and decor can make homes more appealing to prospective buyers. "Staging" or showing your home in the best light is extremely important for getting your home sold quickly. Here are a few tips to help your open house earn a standing ovation.

≈ Live up your house with fresh flowers and plants; however, be careful not to overwhelm the space. Safely placed candles can also add to the ambience.

≈ Keep window treatments and blinds open to provide unobstructed views.



≈ Bake cookies to emit scents that trigger "homey" feelings, arrange bowls of potpourri, install air fresheners, or burn oils that release proven natural comfort aromas like vanilla, apple or cinnamon.



≈ Make repairs and get organized before marketing your home in any fashion. This particular rule should apply whether you have already moved and your house is vacant or if you are still occupying the space.

≈ Leave a closet door open to make the organized and ample space obvious.

≈ Brighten up dark corners by turning lights on in every room.

≈ Put freshly folded towels in the bathrooms.

≈ Play soft and soothing background music.

≈ If appropriate, in colder months have a fire in the fireplace.

## Featured Property



Luxurious Secluded Villa  
on approx 1.5 acres

**Shen Schulz**  
310.980.8809

**Sotheby's**  
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