

Seller Staging Checklist

General

- Declutter every room — remove personal items, extra furniture, toys, and excess décor
- Deep clean (floors, windows, baseboards, vents, ceiling fans, light fixtures)
- Neutralize scents (avoid strong air fresheners, use mild candles or fresh flowers)
- Open curtains/blinds for natural light; replace any burnt-out bulbs
- Touch up paint and patch holes where needed
- Hide valuables, medications, and sensitive paperwork

Exterior / Curb Appeal

- Mow, edge, and water lawn regularly
- Trim bushes, trees, and hedges
- Weed flower beds, add fresh mulch, and seasonal flowers
- Power wash walkways, driveway, siding, and patio
- Clean and paint/stain the front door if needed
- Add a new welcome mat and potted plants
- Remove cobwebs, debris, and clutter from porch and yard

Entryway

- Clear entry table of clutter, keep one simple décor piece
- Add a mirror or neutral art to open up space
- Ensure the area is well lit and welcoming

Living Room

- Remove excess furniture to make the room look spacious
- Stage with neutral pillows/throws
- Hide cords and remotes
- Center furniture to create conversation space

Kitchen

- Clear countertops (keep only one or two neutral items like a bowl of fruit or flowers)
- Clean all appliances inside and out (oven, microwave, fridge)
- Organize pantry and cabinets; remove mismatched items
- Replace old hardware if budget allows
- Empty trash daily

Bedrooms

- Make beds with neutral bedding
- Remove personal photos and posters
- Declutter nightstands and dressers
- Organize closets (remove out-of-season clothing, use matching hangers if possible)

Bathrooms

- Scrub grout, tub, shower, and sinks until sparkling
- Replace old shower curtains, rugs, and towels with fresh neutral ones
- Remove personal toiletries from counters
- Add simple accents (fresh soap, rolled towels, small plant)

Garage / Storage

- Declutter and organize
- Sweep floors and remove cobwebs
- Store tools neatly or in bins
- Show space, not clutter

Outdoor Living Spaces

- Stage patio/deck with clean furniture and cushions
- Add plants or lanterns for warmth
- Clean pool/spa if applicable

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