

THE HOME SELLER'S STAGING GUIDE

Simple changes that help buyers
see themselves at home.

*A home
that shows well
sells well. ♥*



THE GOAL:



CLEAN



BRIGHT



NEUTRAL



INVITING

Staging isn't about making your home look perfect—
it's about helping buyers notice the space, light, layout
and lifestyle instead of the stuff. With a few intentional
changes, you can make a lasting impression and
attract stronger offers.

Let's make your home unforgettable. ♥

ASTRA HEFTA
REALTOR®

ROOM-BY-ROOM STAGING CHECKLIST

SMALL CHANGES MAKE A BIG DIFFERENCE.

Use this checklist to prepare each space, create a clean and inviting atmosphere, and help buyers fall in love with your home.



ENTRY + EXTERIOR

- ☐ Curb appeal matters—mow, edge & tidy
- ☐ Clean porch and entryway
- ☐ Add a fresh doormat and potted plants or seasonal décor
- ☐ Make sure the front door is clean and inviting
- ☐ Ensure outdoor lights work
- ☐ Remove clutter (toys, tools, hoses, etc.)



LIVING ROOM

- ☐ Declutter surfaces (tables, shelves, mantel)
- ☐ Remove excess furniture
- ☐ Hide cords, remotes and personal items
- ☐ Add fresh pillows or a throw
- ☐ Open blinds and let in natural light
- ☐ Keep décor simple and neutral



KITCHEN

- ☐ Clear all countertops
- ☐ Remove magnets, notes and photos from the refrigerator
- ☐ Store small appliances (toaster, coffee maker, etc.)
- ☐ Clean sink, faucet and stainless steel
- ☐ Empty trash and remove pet bowls
- ☐ Add a simple touch like a bowl of fresh fruit or a plant



BEDROOMS

- ☐ Make the bed with clean, neutral bedding
- ☐ Remove personal photos and excessive décor
- ☐ Clear nightstands and dressers
- ☐ Organize closets (buyers will look!)
- ☐ Remove items from under the bed
- ☐ Keep the space light, clean and relaxing



BATHROOMS

- ☐ Clean all surfaces, mirrors and fixtures
- ☐ Remove personal toiletries
- ☐ Use fresh, white towels
- ☐ Close toilet lids
- ☐ Empty trash cans
- ☐ Add a small plant or simple décor
- ☐ Make sure lighting is bright and inviting

ASTRA'S RULE OF THUMB:

When in doubt, remove it.

A little breathing room can make a home feel larger, cleaner and more inviting.

— THE FINAL 30-MINUTE —

SHOWING RESET

A QUICK CHECK BEFORE EVERY SHOWING.

These small steps can make a big impact. Use this checklist to make sure your home is looking its best and feels fresh, clean and inviting for every buyer who walks through the door.



☐ Open all blinds and curtains



☐ Turn on every light (inside and out)



☐ Make all beds



☐ Wipe down kitchen and bathroom counters



☐ Put away pet items (bowls, beds, toys, litter boxes)



☐ Empty all trash cans



☐ Close toilet lids



☐ Fluff pillows and straighten rugs



☐ Set thermostat to a comfortable temperature (68–72°)



☐ Do a quick scent check (fresh and subtle)



☐ Leave before buyers arrive

First impressions matter. ♥

A CLEAN, WELCOMING HOME HELPS BUYERS
PICTURE THEIR FUTURE HERE.

NOT SURE WHAT SHOULD STAY, GO, OR CHANGE? THAT'S WHERE I COME IN.

Before photos and showings, I'll walk through your home with you and help prioritize the changes that will make the biggest visual impact—without spending money where you don't need to.

I'm here to help! ♥

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