

## **A STAGED HOME IS A WELL-LIGHTED HOME!**

**By Margie Ogle, ASP, IAHP**

This Month's Staging Tip  
Published in NABOR Magazine

A Staged home is a well-lighted home. Good lighting helps to make the rooms look larger. It also makes the home feel more inviting. Place lamps where needed to brighten dark corners. Make sure all light bulbs are working, including those in ceiling, wall and closet fixtures. Also make certain that the plastic or glass covers on light fixtures are clean. Always have lights turned on for showings.

Natural daylight is a plus when a home is being shown to a potential buyer. Curtains and blinds should always be open for showings, unless the view is not favorable. A home should never be shown to a buyer with the storm shutters closed!



## **PAINTING CAN MAKE IT!**

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Painting is one of the least expensive ways to Stage a home for sale. A freshly painted room looks clean and smells clean. Correct color is important. Choose a color that is neutral and will appeal to the largest number of potential buyers. Avoid bold colors. The buyer's furniture will always look great against a neutral wall. The right color choice will make it easier for buyers to envision themselves living there.

A fresh paint job on the exterior of the house is important as well. Peeling and faded paint will not appeal to a potential buyer. Sometimes just painting the front door or the trim can make a huge difference in the appearance of the house. A little paint can go a long way in helping to create a favorable first impression of the property.



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