

An important part of any move is selling the dwelling that you're leaving behind. Sabrina Soto, host of HGTV's "Get It Sold" program offers these staging nuggets to make your home move faster:

Pack up.

This includes personal photos and portraits. Less is always more. The less clutter and knickknacks you have lying around, the more potential buyers will be able to see your home and what it offers. Remember, you are selling your house, not your stuff. Plus, getting a head start on packing will eliminate some stress down the road.

Organize.

When your house is meticulously organized, buyers will envision themselves living a stress-free life in your home.

Clean.

Clean every inch of your house, and don't forget to make your windows and floors sparkle. If your carpet appears old and stained, think about replacing it. Also, make sure there are no offensive odors. Purchase an air-neutralizing spray that will help remove odors without creating an overwhelming masking odor. Clean homes sell!

Crank up the curb appeal.

Pull weeds, rake leaves and trim overgrown shrubs, especially if they block windows or the path to your front door.

Paint.

It's important to make your house generic. A fresh coat of neutral paint will make your home appear larger, brighter and more appealing to potential buyers.

Make repairs.

Fix things like leaky faucets and sticky cabinets, and replace old screens. They may seem insignificant, but minor repairs add up in the mind of a potential buyer. They tend to overestimate how much repairs cost. You don't want to give them any reason not to put in an offer.

Rearrange.

Make sure your furniture placement allows for easy traffic flow and shows the purpose of each room. If you have too much furniture, rent a portable storage device to hold things until you are ready to move into your new place. If you don't have enough furniture, borrow or rent.

Lighten up.

Let the sun shine in, and turn on the lights. Open all blinds or curtains, and make sure the house is well lit.

Temperature.

Be sure potential buyers are comfortable when touring your home. If it's freezing outside, leave the heat on, and if it's summer, turn on the air conditioner.

Keep it immaculate.

It may be a little inconvenient, but until you accept an offer, keep your home in tiptop shape at all times.

For more, click on

http://www.hgtv.com/hgtv/ah_real_estate_selling/article/0,1801,HGTV_3165_5473855,00.html

***Your* comments, questions and – most importantly -- your tips are always welcome. Contact me anytime at jeff@simpleclear.biz.**