

HOME STAGING CHECKLIST

2026



KNOW YOUR PRIORITY BEFORE YOU STAGE

Before you stage, get clear on what you want most from this sale. Speed, highest net amount, or a clean close with no complications. The answer changes how aggressive you need to be with staging prep.



If you need to sell fast, focus on curb appeal and the first impression. If you want the highest price, invest in professional staging. If you want a clean close, focus on presenting the home as maintenance-free and move-in ready.

THINGS BUYERS NOTICE THAT SELLERS **OVERLOOK**

- Smells: Pet, food, and cigarette odors kill deals. Neutral is the goal.
 - Lighting: Dark homes feel smaller. Add floor lamps, replace dim bulbs.
 - Sound: If HVAC rattles or door hinges squeak, buyers notice.
- Carpet age: If it's past 10 years, consider replacement or allowance



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EXTERIOR / CURB APPEAL

- ☐ Pressure wash driveway, walkway, and exterior walls
- ☐ Fresh mulch in all beds
- ☐ Trim all hedges and trees (especially away from roofline)
- ☐ Replace or paint front door if worn
- ☐ Clean or replace house numbers
- ☐ Ensure gutters are clean and attached
- ☐ Power wash or replace mailbox
- ☐ Remove all yard clutter, holiday decorations, tools

ENTRY / LIVING ROOM

- ☐ Remove at least 50% of furniture (most rooms are over-furnished)
- ☐ Remove all personal photos and personalized decor
- ☐ Neutral paint on any bold or dark walls (gray, white, greige)
- ☐ Clean or replace light fixtures
- ☐ Steam clean carpets or refinish hardwood
- ☐ Replace dated window treatments with simple white/linen options
- ☐ Remove pet furniture, pet smell must be completely eliminated

KITCHEN

- ☐ Clear all countertops: nothing on the counters except coffee maker
- ☐ Deep clean oven, microwave, stovetop
- ☐ Replace any cracked or dated cabinet hardware
- ☐ Clean or regrout tile if grout is dark
- ☐ Organize visible shelving (pantry if open)
- ☐ Hide the trash can

PRIMARY BEDROOM

- ☐ Neutral bedding (white or gray, hotel look)
- ☐ Remove excess furniture (two nightstands, one dresser max)
- ☐ Clear all surfaces: only lamp and minimal decor
- ☐ Organize closets (50% full looks bigger)

BATHROOMS

- ☐ Replace toilet seat if stained or old
- ☐ New white towels folded hotel-style
- ☐ Clear all personal products from counters
- ☐ Remove shower curtain if shower can stand alone
- ☐ Re-caulk if any caulk is discolored
- ☐ Replace dated light fixture over vanity if budget allows



BEFORE PHOTOS ARE TAKEN

- ☐ All staging work complete
- ☐ All personal items removed or stored
- ☐ All rooms photographed with professional natural light
- ☐ Exterior shot on a sunny day
- ☐ Remove all cars from driveway for exterior photos

PROFESSIONAL STAGING VS. DIY

Option	Best For
DIY staging with declutter	Homes already in good condition, \$0-\$500 budget
Partial staging (key rooms)	Occupied homes, \$500-\$2,000 budget
Vacant home staging	Empty homes, \$1,500-\$4,000 for full staging
Professional consultation only	Seller does work, consultant advises, \$200-\$400



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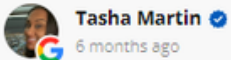
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Tasha Martin ✓
6 months ago



I submitted an inquiry regarding what I was qualified for and was contacted immediately. I was given helpful advice
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Gaming with th... ✓
2 months ago



Called immediately as I put in a request. Super nice people! Great customer service.



Joshua Soto ✓
3 months ago



Great experience with their team, very knowledgeable and helped me all the way ... highly recommend 100%.



Douglas Dyer ✓
3 months ago



Very understanding and More than Helpful.



Asheton Shilts ✓
1 month ago



Very responsive and tentative to all my questions. Even did research on my behalf to answer some of my
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Vic Rivera ✓
7 months ago



Responded so quickly! Had everything set up and ready to go within less than a day. Excellent communication and
[Read more](#)



ShahrulLadue ✓
February 12



Bought a Single Family home in 2024 in Arcadia gardens, Saint petersburg, FL.
Finding a second home in the vibrant city of St. Petersburg, FL, was a dream come true, all thanks to our exceptional
[Read more](#)



shermlinda ✓
August 28, 2023



Bought a home in 2023.
The process of purchasing a house from out of state was seamless. Being in New York State and wanting a home in Florida
[Read more](#)



Maui Tran ✓
November 7, 2019



Recommend nice group to



kalebmatthew... ✓
October 24, 2023



Prattville, AL.
Helped me out a lot and friendly, great for soft inquiries and if you don't want to effect your credit



C Rasnick ✓
2 months ago



Great team from start to



Alexandra M. ✓
February 17, 2021



Very fast response time.