



# The Top Ten “Hot” Tips For Staging A Home

*Compliments of Tim and Pat Buffham*

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10. A throw should be “thrown”, not folded; similarly a quilt should be folded, not thrown.

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9. Group similar accessories together for an instant collection.

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8. Don't let art float on the walls; have it relate to something underneath such as a piece of furniture, shelf or even a floor plant.

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7. All rooms need plants, real or silk. Birch trees (minus leaves) can add needed balance to a room.

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6. If the furniture is properly placed, the lighting will fall in a diagonal or triangular pattern.

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5. Never underestimate the power of a mirror. It can double the size of a room but will not compete with other artwork. Be sure to place mirrors so they do not reflect closet doors.

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4. Be careful with dining room centerpieces; keep them low and simple. If there is a chandelier over the table, you do not want the centerpiece to compete with it. You are selling the chandelier.

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3. Fresh fruit is a great accessory. A bowl of limes, lemons, apples or even pomegranates adds color and interest. Fresh artichokes work well in a contemporary home.

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2. Do something unexpected – beeswax candles in a watering can, gummy works in a clear glass container, old silver spoons on a flat mirror, birch twigs in a wicker laundry basket.

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**And the number one hot tip for staging is....**

1. Place your artwork where you think it should be on a wall and then lower it by three inches!!