

How To Stage Kids Bedrooms When Selling Your Home

Video Headline: How To Stage Kids Bedrooms When Selling Your Home

Video Summary: Staging is definitely an important part of selling your home. But what should be your strategy when staging your kids' bedrooms? Here are six tips to help you stage your kids' bedrooms and attract more buyers.

I. Introduction

Hello, and welcome to [name of your show], my name is [your name] and I am a real estate agent serving the area of [area name]. Today we are going to talk about How To Stage Kids Bedrooms When Selling Your Home

If you know anyone whom you think this may be of interest to, please feel free to tag them in the comments so they can get all the details! Alright, let's dive in!

II. Hook

If you have a story that you can tell related to your topic, this is where you want to share it before you get into the content of your video. Stories make your content more relatable and will hook your viewers into engaging more.

****[BEFORE YOU START, PLEASE FACT CHECK OUR CONTENT TO MAKE SURE IT RELATES TO YOUR MARKET AND ADJUST IF NECESSARY.]****

III. Content

The first step to staging your kid's bedroom is to **declutter and keep it organized**. Like any other room in your home, it's important to clean and remove unnecessary clutter from your kid's room. Furthermore, it doubles in its purpose — you can think of it as the first part of packing your belongings when you move. A clean and organized room will definitely attract more buyers.

Second, **paint the room a neutral color**. While the colorful walls might have been well-loved by your kids, some buyers, especially those without kids, might find it unappealing. Your kid's bedroom might also have a lot of drawings on the walls, stickers, and tape markers that you would like to cover before any potential buyer decides to pay a visit. With neutral colored walls, you can cater more to different markets and demographics of buyers.

Third, **update lighting fixtures and window treatments**. If you have modified the lighting fixtures and window treatments to match your kid's preference, you will need to update them to

get it ready for selling. Not all buyers might have the same taste as you and your kids when it comes to home interior. So it is best to update it with something that would appeal to the majority. Also, this can be your chance to fix items that need to be repaired. Unlike other rooms in your home, your kid's room might need more fixing especially if your kid is a playful toddler.

Fourth, It's important to **de-personalize your kid's room** before you start any house tour. Pack up their awards, photos, name plates, and any of their personal items. Aside from transforming the room to be more attractive to buyers, you'll also be protecting your child's identity and keeping them safe from all the strangers that could possibly come in for a showing.

Fifth, **bring in natural light**. A house that looks bright and is well-ventilated is most likely to attract more buyers. Natural light will also make the room look more appealing and inviting which will give the impression that the child will enjoy staying in the room. If there isn't enough natural light entering the room, add more lighting to make up for it.

Last but not the least, **keep it spacious and simple**. Place the bed in the best possible viewing position. Ensure that there is enough space for potential buyers to walk around. Use beddings with a simple pattern. Simplify and lessen displays by utilizing storage containers and make sure that everything has its own space. Although you have cleared the room from clutter, a kid's bedroom is expected to have a lot of toys and items. Hence, doing this will show the buyer that the space can be easily livable by their children.

IV. Conclusion [Time to wrap up]

Staging your home can be challenging as you will be under the pressure of impressing potential buyers. And staging a kid's bedroom can be twice as challenging. Although there are a lot to organize and consider when staging a kid's room, it should be an enjoyable experience. Follow the tips that I discussed and share the staging experience with your child if you can. Make this upcoming transition fun for them.

V. Call to Action

If you would like to know more home selling tips, feel free to reach me anytime at [\[your contact info\]](#). I'd love to have a chat with you!

FACEBOOK LIVE CHEAT SHEET FOR REAL ESTATE

Promote It

Tell your fans that you will be going live ahead of time. This can be done easily and will boost your engagement. Send an email to your database, make an announcement in a group(s) that could benefit from your live, run a facebook ad and post it on your social media channels.

Write a Scroll Stopping Headline

Your description about your live is by far the most important piece of your video. Without enough ZING to entice your viewers, your live video isn't going to get much if any traction. When writing your copy, ensure it's direct, actionable, and informative. Focus on what your viewer will gain from tuning in.

Set The Tone

Make sure that your backdrop is pleasant to look at, well lit, and beautifully styled. It's hard for people to pay attention when there are distractions or noise in the background. It may also be worth looking into purchasing an external microphone to improve sound.

Connect

I know this may sound obvious but please, please, please, make sure you have a strong signal before you go live. Nothing worse than planning for something and then not following through. Can you hear me now?! Lol..

Create a Few Practice Videos

Before ripping the bandaid off and going live, you can test things out by creating a practice video restricted to your eyes only. You can do this by going to your own Facebook profile, and selecting "Only Me" before recording.

Ask Your Viewers to Interact

Your audience will be thrilled to hear you mention their name and answer their questions when you are live. Posts with more likes, comments, shares, and views are also prioritized on the newsfeed. Facebook's algorithms recognize popular content, and actually make it even more popular without you needing to pay extra for more eyes.

Have an Actionable Sign Off

The worst thing you can do is just casually push the finish button and then walk away. Instead, give a proper sign-off with an actual ending for next steps.

What do you want your viewers to do? Subscribe to your monthly newsletter? Visit your Facebook page for a fun contest? Want them to share the recording on their page? Whatever it may be, be sure to end your Facebook Live post with a call to action for your viewers to do.

Reach More People and Go Live More Often

By going live frequently you will keep your people engaged, grow brand awareness and build an audience fast! Here are some favorite examples:

-Hot topics or breaking news

-Go live with an industry leader such as a mortgage broker or home inspection

-Behind the scenes. People love seeing real estate in action. Hence, all the real estate related TV shows.

-Do a demo. Show people how easy it is to stage their home, or unbox the latest in home technology.

The topics are endless. With a little imagination, you will have lots of reasons to go live and get in front of your ideal client.

Promote It After It's Done

Once your video is done live streaming you can boost your post and run an ad campaign just like on your other Facebook videos and posts. Email it off to your database or if you write a blog you can use a transcription service such as Rev.com to have your live stream transcribed and voila, another blog post done. Upload up to 60 seconds of video in your Instagram feed as well.