

## *Tips to improve your spare room*

There are six easy tricks to transforming any room into a rentable oasis.

### **Tip 1: Clean**

Clean your house thoroughly. Disinfect the refrigerator by cleaning it and then wiping it down with a product containing bleach. Clean the stove and oven until they sparkle. Clean and polish fixtures in the bathroom until they are gleaming. Renew wood floors by removing any wax buildup or stains.

### **Tip 2: Clear out the clutter**

De-cluttering is important to help remove distractions for the eye. In particular, watch for piles of stuff, coffee tables full of magazines, too many “kitsch” items sitting on a bookcase, etc. That includes family photos and personal touches.

These things clutter a picture and can be distracting in the final shot.

You'll want renters to be able to imagine themselves living in the house with their own items.

Styling of the room is an important step in the process.

### **Tip 3: Paint makes rooms feel bigger, so skip the plain, boring white.**

Paint the interior rooms in your house. This will give your home a new appearance and save you the trouble of removing scuff marks and other spots from walls. Before painting, fill in nail holes and repair any plasterboard damage. Never leave rooms painted bright colors.

### **Tip 4: Big beds/Twin beds sell better**

You are going to open up your rentable rooms to many more potential guests. It's also a good idea to get new sheets to make the room feel cleaner and fresher.

### **Tip 5: Get professional like photos of your rooms**

Treat every shoot like a shoot for a magazine and stage the room. Styling of the room is an important step in the process. Just like models need time to apply makeup for studio shoots, you need to allow time to clean the room to prepare for the shoot.

Don't be afraid to move furniture, decorative items, etc. Move couches and rearrange living rooms before to take better advantage of lighting and placement.

### **Tip 6: Brag about your room**

If you live near a big city, park or lake, don't be afraid to brag about it.



Address: 64, Airco Close London, NW9 0NW

Phone: +44 (0) 20 3371 0412 • Mobile: +44 (0) 79 0870 3439 • Fax: +44 (0) 20 3006 2802

Email: [agnes@mpacoaching.com](mailto:agnes@mpacoaching.com) • Skype: [mpacoaching.london](https://www.skype.com/name/mpacoaching.london) • [www.mpacoaching.com](http://www.mpacoaching.com)