

Selling your home ... positive energy is important

By Pat Heydlauff

Just how do you encourage positive energy to enter your home and your surroundings? What if you want to sell your home? Are there things you should do to energize it before putting it on the market? Are there some basic rules to follow, some principles you can use as building blocks to create a good energy foundation for selling your property?

There are a number of things you can do to bring positive energy into your home, and yes; there are some basic rules to follow. But, if you want to do something very specific like selling your home you need to focus your energy in the areas that are important to selling a home, not simply a general balancing to create peaceful harmony. Remember, Feng Shui is the science of using positive energy in your surroundings to bring about desired results, in this case the sale of your home.

In order to prepare your house for putting it into the real estate marketplace, you start outside in the front of your home. The old saying "curb appeal is everything when selling a home" is absolute truth. If the front view of your home from the curb is not appealing and inviting, a future owner will pass right by. It is important that you always have beautiful border plantings leading the eye of a potential owner up to the front door of your home. The best colors for these plants are hot pink, yellow or red because they are great energizing colors. On the front door place a wreath with silk flowers in the same color. If you have double front doors be sure to place a wreath on each door. If you cannot place a wreath on your door place a cluster of three or five pots of varying heights with plants in the same color as your border.

Upon entering the home a potential customer likes to see a clean uncluttered house so they can visualize their own furniture in various rooms. Remove all excess furniture, magazines and clutter first from the master bedroom and bathroom, second the kitchen and then the living room. Follow this same process throughout the remainder of the house and garage. Collectibles, family pictures and valuables should be packed away and

readied for your move to a new home before you place the house on the market. To the new Generation Xers and Yers collectibles mean clutter as they like a house with lots of open space and few “dustables”. Closets, especially the one in the master bedroom are also very important; they must look organized and feel spacious.

Fix all cabinet and closet doors, dripping faucets and repair all locks on exterior doors. If the majority of your common rooms (i.e. kitchen, living room, family room) are painted bold colors, repaint the walls a pleasing neutral color. Remember, you are trying to please a potential buyer, not making a statement about who you are. Almost 70% of our population prefers the energy of light neutral colors on their walls and selectively uses the bold colors for accents only. Don't eliminate 70% of your potential buyers simply because of the colors on your walls.

Finally, keep children's and senior's rooms organized and odor free with personal items and toiletries placed out of sight. Do the same for the areas pets frequent. The old adage “cleanliness is next to godliness” is still a rule of thumb when selling a home. Place softly scented candles in those areas of concern plus the bathrooms and burn them for at least half an hour before the house is to be shown so as to create pleasant smells throughout. Use a candle in the kitchen as well with a fragrance of something like apple pie. Potential buyers not only want their new home to look clean but smell clean as well and feel spacious. It is also helpful when the fragrances are reminiscent of positive old family memories such as a holiday meal at grandma's house.

The rules aren't many when using Feng Shui to help you sell your home but they are critical to ensuring that your home will appeal to as many potential buyers as possible. Your home competes with every other house on the market at or near your price range including all those wonderful new model homes. Providing great curb appeal with cheerful colors outside to encourage the potential owner to “come on in and stay awhile” are essential. When you add to that cleanliness, uncluttered spaciousness and great positive energy you are ahead of the game.

To sign up for the June class, “Why do women over spend, over eat and over commit, how Feng Shui helps”, call 561 799-3443. Pat Heydlauff is the “energy specialist” and proprietor of Energy Design, an upscale gift and fine art store located in Crystal Tree Center, 1201 U.S. Hwy 1, Ste. 31, North Palm Beach. Keeping the principles of energy design and Feng Shui in mind, Pat has created and painted all of the artwork and home décor and Feng Shui gifts featured in her store. For Feng Shui consultations, classes and energy design work in the home or office call her now at (561) 799-3443 or email her, balancingenergy@bellsouth.net or visit her website, www.energy-by-design.com . She regularly makes public presentations on Feng Shui; “Energy by Design” and has a corporate program on “Substance vs. conditional acceptance”. Have a peace filled day.

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"Everything you say, think and do matters."

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