

The Spiritual Feng Shui newsletter  
Issue 43  
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Buyer Friendly Feng Shui

Great Selling from the Start

Also:

Feng Shui Tip  
Inspirational Quotes

Dear Friend,

Welcome to The Spiritual Feng Shui newsletter for July 2010! The weather has been beautiful, and it's the perfect time for many Feng Shui enhancements. It's also a great season to sell your house, and today we look at how Feng Shui can help you do that. Most people only have a chance to think about surface Feng Shui solutions, but if you've been especially forward-thinking, we'll also check out how renovators can improve their sales prospects with Feng Shui. As always, we include a quick Feng Shui tip for the time-challenged, and inspirational quotes. May peace and harmony reign for you in July!

- 0x Feature Article: Buyer-Friendly Feng Shui: Tips for Selling Your Home  
- Feng Shui tips for creating a space with plenty of curb-appeal
  
- 0x Q&A: Great Selling from the Start  
- For those lucky enough to be thinking about Feng Shui while renovating, how can you go the extra mile?
  
- 0x Feng Shui Tip  
- Heaven-scent aromas for your home
  
- 0x Inspirational Quotes

Enjoy!

Mike Z. Wang  
Author of *The Spiritual Feng Shui*

Thespiritualfengshui.com  
Unit 616, 220 Lake Promenade,  
Toronto, Ontario,  
Canada, m8w1a9

## **Main article: Buyer-Friendly Feng Shui: Tips for Selling Your Home**

So much of Feng Shui is about adapting the universal guidelines of Chi to your own unique style, creating an environment that is relaxing yet energetic, warm yet refreshing, inspiring yet calming ... and always comfortable! We always recommend that you take little liberties with the Feng Shui guidelines if something doesn't quite feel right to you. So, what happens to your Feng Shui when it isn't yourself that you are trying to please, but people that you don't even know? This is the dilemma facing people who are trying to sell their home. While allowing for the fact that 'you can't please all the people all the time', there are some very definite and broad Feng Shui guidelines that can be applied to help you sell your house - today we go through the most important.

### *Less is more*

One of the main principles of any Feng Shui practice is that you must start on a clean and level slate; you need to remove all of the clutter in your house before you can start adding enhancements and changing design elements. It is often regarded as the 'boring' part of Feng Shui (except for those unusual and prized people in the world that truly love to clean!). However, it is especially essential in preparation for selling your home.

You'll need to not only clear clutter and clean to the standard that would be required if you were just going about your day to day business in your home, but to the extent that signs of your everyday life start to be eroded. You can do things like:

- Emptying your fridge of bills, kid's schoolwork and personalized magnets
- Popping the in-tray on your desk away in a drawer
- Keeping your toothbrush etc away in the cabinet rather than on the bathroom counter
- Putting all books and magazines away when you aren't using them

People need to feel comfortable imagining themselves in your home. The more lived-in it feels the more difficult it will be for them to do that.

### *Keep some personal touches*

However, you don't want your home to seem completely devoid of personality. Keep the individual touches that give your home its personality. There's a fine line sometimes between maintaining some personality and 'branding' the house as your own. Sometimes this should be done in consultation with a Feng Shui expert, using a photo-based personal consultation.

### *De-clutter and enhance ... your air!*

You have de-cluttered and enhanced the objects within your home. However, another important part of your de-cluttering process involves something you can't see or hold, but which may be the only part of a home that physically enters your body. *The air* within your home needs to undergo a cleaning and enhancement process also! To do this, you need to:

- Get as much fresh air into your home as possible. Hopefully you are selling your home in spring or summer - this part will be much easier!

- Add some large, leafy green plants to your home. They absorb carbon dioxide while boosting the oxygen content of your air, and some can actually detoxify your air also.
- If you have few windows or poor air circulation, consider getting a charcoal filter to absorb odors.
- Ensure natural light dominates in your home.

Once your air has been purified, add some pleasant scents over the top. Essential oils are an old favorite, but if you think beyond them for your home's open inspections you can get some very positive and surprising results! Try brewing fresh coffee just before your open inspections, mowing the lawns around your house to get the smell of freshly cut grass or baking some of your own bread. Check this month's newsletter tip for more ideas, also!

#### *Attend to your entrance*

Selling your home is one of the times when first impressions count the most. Your entrance is always a vital part of a Feng Shui practice, but never more so than when you are going through the sales process. The process will be different for every home (again, personalized recommendations can be invaluable!), but here are some pointers:

- Make sure there is nothing blocking or cluttering your entrance. Potted plants, chairs and shoes are common culprits!
- Give your front door a fresh coat of paint - it won't take very long, but can make a big difference to the Chi of your entrance.
- Start using the front entrance yourself for a while before you put your home on the market. A disused entrance has poor Chi flow.

#### *Pay attention to your Relationships Gua, Wealth Gua and Reputation Gua*

All of these areas of your home can be involved in selling your house. A solid relationship with your agent and potential buyers can make a big difference in the purchase deal; enhancing your Wealth Gua increases the likelihood that you'll get a fair price for your home, and your Reputation Gua is involved in creating positive first impressions and presenting your home in a positive light to the world at large.

These are only some of the basic tenets of implementing Feng Shui techniques in a home that's on the market to ensure a fast and profitable sale. Learn to de-personalize a little (but not too much), and to focus Chi in the right directions, and you'll soon be out of your old house and into a new one!

**Q&A: We're planning to renovate a home we've just moved into for profit. Any Feng Shui tips for the redesign?**

This is an excellent time to start thinking of how Feng Shui can help you sell your home .... right at the beginning! While there are plenty of fast and easy Feng Shui enhancements that can help you sell a house, the most important aspects take time, effort and sometimes extra funds. If you're planning renovations anyway, here is how you can maximize and balance Chi flow within the house to ensure a speedy sale and the perfect price!

*Pay attention to the surroundings*

When you've lived in a particular house for a while, the surroundings tend to fade out of your conscious awareness. Buyers, though, will be acutely aware of the environment of your home in its entirety. Now is the time to do things like planting tall-growing trees to block out unpleasant views, improving insulation to compensate for extra environmental noise and fencing your yards to ensure that your house is seen as an entity which is separate from the neighborhood.

*Missing and extended Guas*

Missing Guas are an endemic problem in some houses, and most of the people affected simply have to learn to live with them. If you're renovating for re-sale, this is the perfect time to balance the home's Bagua! Consider adding or removing rooms to correct missing or extended Guas.

*Sounds good*

If the home is in a noisy location, look into creating pleasant outdoor noises to counteract some of the ambient sound. Water fountains and wind chimes are good options, but trees and solid fences can also help provide a sound barrier.

*Look at lighting*

Abundant natural light and fresh air are critical in Feng Shui. Renovation period would be an excellent time to fit skylights, enlarge windows, and create new ones that allow for a through-flow of air.

*Flooring*

Flooring is a major element of a home's Chi. Most people can only make temporary or minor fixes, like keeping it clean and polished or adding rugs. If you're already renovating a home you have the opportunity to re-do the flooring where it needs it. One common watchpoint - if you go for polished wood flooring throughout the home there will be a major overflow of wood energy.

*Elementary, my dear*

Speaking of elements, it is very common for an elemental imbalance to be ingrained in the home. Many people favor wood flooring, wood cabinets, and wooden furniture ... and all of a sudden there is a lot of correction work to do! In choosing materials for your renovation, be sure to include some tiles for the earth element, and perhaps some polished stainless steel cabinets or appliances.

Of course every home brings different assets and different challenges to a Feng Shui practice, and sometimes it isn't clear how to implement the recommended guidelines.

If you're having trouble, a personalized Feng Shui consultation is highly recommended at this stage - you have little to lose and everything to gain!

*Feng Shui Tip: **Heaven-scent aromas for your home***

Feng Shui is often thought of being comprised purely of visual elements - how your home looks. But don't forget your nose! The 'smell' portion of our brains is closely related to the emotive part; Feng Shui recognizes and capitalizes on this. If you're not much of an essential oils person, why not try:

- Fresh flowers
- Lightly scented potpourri
- Washing all your clothes with fabric softener
- Sprinkling baby powder underneath your couch cushions
- Drying or growing your own herbs in the kitchen
- Lemon-scented house cleaners
- Getting into the habit of baking cookies!

*Inspirational quotes:*

An "unemployed" existence is a worse negation of life than death itself.

~ José Ortega y Gasset

Change always comes bearing gifts. ~Price Pritchett

Happiness is a butterfly, which when pursued, is always just beyond your grasp, but which, if you will sit down quietly, may alight upon you. ~Nathaniel Hawthorne