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## Feng Shui Tips When Selling Your Home

By Michele Duffy



Adding a wind chime at the front entrance of your home can activate the good flow of energy or Qi. Photos provided

they were downsizing not by choice. We did a thorough space clearing to attract buyers that would connect with fresh new energy devoid of the heavy illness and financial loss Qi. In under a week, the owners had the offer that ultimately sold the home.

Remember, doing all of the mundane tasks like picking a professional realtor who listens, creating fabulous marketing materials, and deciding on a reality-based price will all help whatever feng shui you create to draw in a buyer who emotionally connects with your home.

Staging is as important as decluttering and depersonalizing, however, make the environment warm and inviting - not sterile. Welcome an abundance of buyers by placing fresh flowers in the foyer, for example, and a large bowl of oranges in the kitchen.

Additional feng shui real estate tips include:

1. Pay attention to outdoor landscaping, lighting and color to enhance curb appeal. It takes a nanosecond to make a good first impression. Use red drought tolerant flowers.
2. Conduct a space clearing and home blessing to remove energy obstacles. Is everyone on the same page regarding selling the home?
3. Finish all indoor and outdoor repairs. Broken objects in certain areas of the Bagua (see map page D18) can create stagnant Qi.
4. Arrange furniture for easy conversations.
5. Tidy, clean and flank the entrance with plants, water elements and a wind chime. Make sure the foyer includes a "wow" factor, the master bedroom is cozy and romantic, and the kitchen is spotless and tidy.

Spring is in full swing, and the new beginnings, and upward growth and development associated most with the Wood Element can apply to the sale of our homes. If you have been contemplating putting your home on the market, spring is an auspicious time since many buyers are naturally drawn outside to look for homes in warmer weather. Ignoring the energetics of home while selling or buying, however, can complicate a transaction that is already stressful.

Feng shui can be of enormous help to gain insight when preparing your home to go on the market. Choose symbolic versus sterile staging, or use feng shui principals to understand what to avoid or what to seek out when buying a new home.

Be aware of poor feng shui that can cause stagnant energies or Qi, and utilize fixes that can help smooth the selling process. One home for sale in Moraga was on an energetic dead end, in the round part of a cul-de-sac. As a fix, I suggested the owners place a medium-sized tiered water fountain between the front door and the street to circulate the stagnant street Qi. The realtor commented it was one of the most-attended open houses she had in months.

In another real estate readiness project, there was a lot of draining Qi. The people selling were in short sale, the husband had a long-term illness and

6. Finally, activate the different feng shui areas of the Bagua map in your home. Foster relationships and all the harmonious people involved in the sale; garner helpful people we need for success; activate fame, so people know you are selling; money, to receive the asking price and cash offers; and completion, for escrow.

Feng shui can create the energetic possibilities you need to discover the home of your dreams. When you move to a new home, don't forget about the importance of space clearing the previous owner's Qi since you want the home to be truly yours.



Color doesn't have to be daunting. Use fresh colors, like in this Lafayette bedroom.



Add fragrant plants at the front entrance like at this Orinda home to create magical anticipation before buyers enter the door. Photo provided

<p><b>WEALTH &amp; PROSPERITY</b> "Gratitude"</p> <p>REAR LEFT</p> <p><u>Wood</u> Blues, purple &amp; reds</p>	<p><b>FAME &amp; REPUTATION</b></p> <p>"Integrity"</p> <p>REAR MIDDLE</p> <p><u>Fire</u> Reds</p>	<p><b>LOVE &amp; MARRIAGE</b> "Receptivity"</p> <p>REAR RIGHT</p> <p><u>Earth</u> Reds, pinks, &amp; whites</p>
<p><b>HEALTH &amp; FAMILY</b> "Strength"</p> <p>MIDDLE LEFT</p> <p><u>Wood</u> Blues &amp; Greens</p>	<p><b>CENTER</b></p> <p><u>"Earth"</u></p> <p>Yellow &amp; earth tones</p>	<p><b>CREATIVITY &amp; CHILDREN</b> "Joy"</p> <p>MIDDLE RIGHT</p> <p><u>Metal</u> White &amp; Pastels</p>
<p><b>KNOWLEDGE &amp; SELF CULTIVATION</b> "Stillness"</p> <p>FRONT LEFT</p>	<p><b>CAREER</b> "Depth"</p> <p>FRONT MIDDLE</p>	<p><b>HELPFUL PEOPLE &amp; TRAVEL</b> "Synchronicity"</p> <p>FRONT RIGHT</p>

<p><b>FRONT LEFT</b></p> <p><u>Earth</u> Black, blues &amp; greens</p>	<p><b>FRONT MIDDLE</b></p> <p><u>Water</u> Black &amp; dark tones</p>	<p><b>FRONT RIGHT</b></p> <p><u>Metal</u> White, grey &amp; black</p>
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*"Front Door"*

What is Feng Shui? Feng shui (or Wind and Water) is the practice of arranging your environment so that energy or "Qi" flows gently and smoothly through your home or business. The principles of feng shui are founded on traditional Chinese medicine, which is based on the dynamic opposites of yin and yang, together with the five elements (water, wood, fire, earth and metal) as well as form, landscape, space orientation and time. Feng shui is about creating a natural equilibrium that promotes health, harmony, stability and prosperity. Feng shui is based on the concept that everything is connected and you and your environment have a life force or energy called "Qi." Just as Qi flows through your body, Qi also flows through your living environment. When the energy flow is stagnant, stuck, obstructed or moves too quickly, unbalanced Qi may lead to ill health, domestic strife or financial concerns. Professional feng shui advice, adjustments and blessings help create nurturing energy in the spaces and places where we spend the most time, our homes and offices. The goal is sustainable good luck, good health, harmonious relationships and prosperity.



Michele Duffy, BTB M.F.S. is an Orinda resident who, since 1999, enjoys creating "Space as Medicine" Feng Shui one space at a time, as well as hiking in nature, cooking, and spending time with her family; Canyon Ranch Feng Shui Master, International Feng Shui Guild (IFSG) Red Ribbon Professional. To schedule a professional 2015 Feng Shui Consultation, contact Michele at (520) 647-4887 or send an email to [spaceharmony@gmail.com](mailto:spaceharmony@gmail.com).

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