

Vacant Staging

Schedule

Call or text us with the property address, gate or door code, seller's email, and a preferred date for us to preview. We recommend scheduling the preview 1-2 weeks before the home will be ready, so everything is close to completion when we walk through. Your presence is not required.

Walk Through

We'll do a quick walk-through Free of Charge to assess how much furniture we'll need, take measurements, and snap a few reference photos-strictly for our use only. It's a fast process and typically takes no more than 10-20 minutes.

Proposal

After viewing the property, we'll put together a proposal with 1-2 staging options and send it to the seller for approval or adjustments. Once the proposal is approved, we'll send a contract and invoice-both are required to secure the staging day.

Staging

Please make sure all contractors are finished and the property has been professionally cleaned prior to staging. We're the final step before photos. On staging day, we'll complete the setup, lock up when we're done and text you to confirm the home is staged and ready for photos.

Duration

We'll send a reminder email as the contract end date approaches. While renewal isn't required, if the property hasn't sold, we highly recommend keeping it staged at least through the option period.

Wrap-up

Let us know a De-stage Date and we'll take care of the rest-pack up, sweep up, lock up and send you a text to confirm the home is cleared and ready for it's new owners.

What's Next

Call us for your next Stage!

Please Note:

✦ PLEASE MAKE SURE A LOCKBOX IS IN PLACE AND THAT ALL DOOR AND GATE CODES ARE ACTIVE AND CONSISTENT.

✦ PLEASE DO NOT SCHEDULE PHOTOS ON STAGING DAY.

✦ NO ONE SHOULD BE AT THE PROPERTY ON STAGING DAY.



Occupied Staging

Schedule

Call or text us with the property address, seller's email, and a preferred date to meet, and we'll get it on the schedule. You are welcome to attend the appointment or simply leave it to us-whichever works best for you!

Staging Booklet

We'll sit at the kitchen table with the sellers and walk through our Occupied Staging Booklet together. It's a helpful guide they can keep, filled with tips on repairs, packing, paint colors, art placement, pillow arrangement, and even a Showing Day Checklist-all designed to help their home show its best.

Walk Through

After going through the Occupied Staging Booklet, I walk the home with the seller-inside and out-giving clear, personalized instructions on what to pack, keep and rearrange based on what we just reviewed.

Pricing

Occupied Staging Consultation: \$350 for homes less than 3,000 sq ft & \$450 for homes over 3,000 sq ft., etc.

*A travel fee may apply for properties located outside of town. We'll always let you know in advance if that's the case.

Additional Help

You can either take care of the suggested updates yourself or have us return for a "Styling Day" to complete them for you. We offer flexible options-a 2-hr minimum or up to a 7 hr. day-depending on your needs. We work quickly, so most homes fall within the 4-hr range or less.

→ Styling Day-\$250 for 2 hrs.

→ Styling Day-\$350 for 3 hrs., etc.

Links

We can send shopping links or suggestions for things you may want to purchase such as bedding, towels, pillows, and greenery.

Please Note

✦ ✦ ✦
We will not move large furniture, so any major rearranging should be done before Styling Day. We're happy to move smaller pieces as needed.

