

# Flawlessly Furnished HOME STAGING



PRICING GUIDE

*Flawlessly Furnished*  
HOME STAGING



OCCUPIED HOME  
STAGING

## What is Occupied Home Staging?

Occupied staging is a valuable service ideal for homes that are already furnished-with or without the seller actively living in the space. The process involves rearranging furniture, adding decor, and making small improvements. It is an indispensable service for homeowners looking to sell their property quickly and for top dollar.



## Benefits

- HIGHLIGHTS THE HOME'S BEST FEATURES TO CREATE A WARM AND WELCOMING ATMOSPHERE
- ENSURES THAT THE FIRST IMPRESSION IS A GREAT ONE
- ENABLES BUYERS TO ENVISION THEMSELVES LIVING IN THE SPACE
- HELPS BUYERS BETTER UNDERSTAND THE LAYOUT AND FLOW OF THE SPACE AND IMAGINE HOW THEY WOULD USE IT



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## *Your Investment*

All packages include detailed handouts to help the seller prepare for photos, open houses/showings, moving, etc. Alternative furniture is available as well for an additional cost if needed.

### *Hands on Staging & Styling*

\$749

THIS PACKAGE INCLUDES AN INITIAL VIRTUAL CONSULTATION WHERE WE WILL ASSESS THE HOME AND PROVIDE DETAILED RECOMMENDATIONS. WE WILL THEN SCHEDULE UP TO 4 HOURS OF IN-PERSON STYLING! DURING THE SESSION WE WILL ADD A PROFESSIONAL TOUCH TO HELP TAKE YOUR HOME TO THE NEXT LEVEL. SO THAT IT SHOWS BEAUTIFULLY AND SELLS QUICKLY!

### *Accessories Package*

\$179

INCLUDES 8-10 PIECES (VASES, ARTWORK, GREENERY, LAMPS, THROW PILLOWS/BLANKETS, SMALL RUG/RUNNER, ETC.) FOR A 30 DAY PERIOD TO ALLOW FOR PHOTOS, SHOWINGS, ETC. ADDITIONAL MONTHS MAY BE RENTED FOR THE SAME FEE.

### *Luxury Bedding Package*

\$149/BED

BED (KING, QUEEN, OR TWO TWIN) MAKEOVER WITH ALL NEW LINENS AND PILLOWS (INCLUDES SOFT 100% COTTON SHEETS, DUVET/DUVET INSERT OR COMFORTER, SHAMS, BLANKET, COORDINATED THROW AND 1-2 MATCHING THROW PILLOWS). ITEMS ARE INCLUDED FOR A 30 DAY PERIOD TO ALLOW FOR PHOTOS, SHOWINGS, ETC. ADDITIONAL MONTHS MAY BE RENTED FOR THE SAME FEE.



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VACANT HOME  
STAGING

## What is Vacant Home Staging?

Vacant staging is the process of furnishing and decorating an empty home or apartment with furniture, art, and accessories to make it more attractive to potential buyers or renters.



## Benefits

- HELPS POTENTIAL BUYERS OR RENTERS VISUALIZE WHAT THE SPACE COULD LOOK LIKE WITH FURNITURE AND GIVES THEM A BETTER SENSE OF THE SCALE AND FLOW OF THE ROOMS
- MAKES HOMES APPEAR LARGER
- HELPS TO CREATE AN EMOTIONAL CONNECTION WITH THE SPACE, WHICH CAN LEAD TO A QUICKER SALE OR RENTAL



VACANT HOME  
STAGING

## Your Investment

### The Hollander

PACKAGE #1

\$1499

THIS PACKAGE IS IMPACTFUL AND BUDGET-FRIENDLY. WE WILL DESIGN AND STYLE THE LIVING ROOM, DINING ROOM, AND KITCHEN IN ORDER TO MAKE A GREAT FIRST IMPRESSION. FURNITURE, ART, AND ACCESSORIES ARE INCLUDED FOR 45 DAYS. ADDITIONAL MONTHS ARE AVAILABLE FOR \$750/MONTH.

### The Birchwood

PACKAGE #2

\$2049

OUR MOST POPULAR STAGING PACKAGE. WE WILL DESIGN AND STYLE THE LIVING ROOM, DINING ROOM, KITCHEN, PRIMARY BEDROOM, AND BATHROOM TO HELP BUYERS TRULY ENVISION THEMSELVES LIVING IN THE SPACE. FURNITURE, ART, AND ACCESSORIES ARE INCLUDED FOR 45 DAYS. ADDITIONAL MONTHS ARE AVAILABLE FOR \$950/MONTH.

### The Extras

ADDITIONAL ROOMS

\$350/ROOM

NEED A PATIO OR SUNROOM STAGED AS WELL? ADDITIONAL ROOMS CAN BE ADDED ON FOR \$350 EACH AND ARE INCLUDED FOR THE SAME LENGTH OF TIME AS ALL THE PIECES IN PACKAGE 1 OR 2!

LOOKING FOR SOMETHING ELSE? STAGING A LARGE HOME IN ITS ENTIRETY? ULTRA LUXURIOUS DECOR? LET US KNOW THE SPECIFICS AND WE CAN GIVE YOU A COMPLETELY CUSTOMIZED QUOTE.



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FURNISHED  
RENTAL HOME  
STYLING &  
DESIGN



## What is Furnished Rental Design?

This service is for those looking to achieve a stand-out listing that generates consistent bookings on the platform of their choice (Airbnb, Furnished Finder, VRBO, etc.)! We take vacant, furnished, or partially furnished rental properties and turn them into gorgeous getaways.

The competition can be fierce, but with our design services you'll have a distinct edge. By combining creative design solutions with dedicated lists for everything you need to start renting, the process couldn't be easier. Let us take care of the heavy lifting so you can see a return on your investment sooner.



FURNISHED  
RENTAL HOME  
STYLING &  
DESIGN

## *Your Investment*

We offer set pricing for local properties that are less than 1200 square feet-typically studio size up to two bedrooms. We are happy to give customized quotes for larger homes or those that are outside of the Tampa Bay Area!

### *The Postcard Inn*

PACKAGE #1

\$949

THIS PACKAGE INCLUDES AN IN-PERSON DESIGN MEETING TO DISCUSS STYLE, GOALS, AND RENTAL POTENTIAL. YOU ARE THEN PROVIDED WITH DETAILED LISTS TO ORDER EVERYTHING NEEDED-FROM DINING TABLES TO SILVERWARE TO ART. RECOMMENDATIONS FOR IMPROVEMENTS ARE ALSO PROVIDED (I.E. NEW PAINT COLOR OR WORTHWHILE UPGRADES).

WE PROVIDE DIAGRAMS AND INSTRUCTIONS FOR WHERE TO PLACE FURNITURE AS WELL AS A VIRTUAL FOLLOW-UP SESSION TO ENSURE THAT ARTWORK, ACCESSORIES, ETC ARE IN AN IDEAL LOCATION.

### *The Tampa Edition*

PACKAGE #2

\$2599

IF YOU'D LIKE A MORE HANDS-OFF APPROACH THIS IS THE DESIGN PACKAGE FOR YOU! WE WILL START WITH A DESIGN MEETING THAT WILL INCLUDE RECOMMENDATIONS AS NEEDED FOR PAINT, FLOORING, ETC.

WE WILL THEN PROVIDE LINKS AND LISTS FOR RECOMMENDED FURNITURE AND ALL ACCESSORIES/DECOR SO THAT YOU CAN EASILY ORDER WITHOUT HOURS OF SEARCHING. THIS PACKAGE ALSO INCLUDES COORDINATING SUBSPECIALTIES (WALLPAPER INSTALLER, FURNITURE BUILDER, ETC) AS NEEDED.

ONCE EVERYTHING HAS BEEN DELIVERED WE WILL SET-UP AND STYLE THE ENTIRE SPACE! THIS PACKAGE ALSO INCLUDES PHOTOGRAPHY AND A WRITTEN LISTING DESCRIPTION FOR A PLATFORM OF YOUR CHOICE.



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