



www.RefaceMySpace.com
RefaceMySpace@aol.com

Interior / Exterior Redesign & Decorating, Virtual Redesign, Home Staging, Color Consulting,
Organizing / Decluttering, Custom Murals, Custom Art, & Furniture Refinishing

Occupied Home Staging

*Contact for pricing

3 Options to choose from!

- 1) WALK AND TALK
- 2) HALF DAY "STAGE IT WITH ME!"
- 3) FULL DAY "STAGE IT FOR ME!"

Walk and Talk

WHAT'S INCLUDED:

This is typically a 2-3 hour appointment. Together, we will start with the outside of the house to identify its curb appeal and points of interest, and then work our way inside, going through each room in detail. Utilizing my comprehensive checklist, we will establish the key selling points of your home as well as any areas that need attention in order to get top dollar for your home. We will go over the following particulars: typical buyer demographic for your area / neighborhood, current home market trends; including top paint colors that sell homes, recommended cosmetic changes that will add more resale value to your home, discuss items that should be packed up prior to putting your home on the market, tips for closets / kitchen and bathroom cabinets and drawers, and optimal furniture layouts that will show off your home's best features. Additionally, we'll go over ways to depersonalize your space and create emotional connections to appeal to the broadest range of buyers. Through this process, you will gain valuable insight on how buyer's think and what they want. As an added bonus, you'll receive a special "cheat sheet" with ways to "stage" your home for online photos and open houses as well as a recommended list of vetted professionals such as electricians and handymen.

Half Day "Stage with Me!" - 4 HOURS

WHAT'S INCLUDED:

Once a "Walk & Talk" has been completed, this is a perfect option for people who don't mind rolling up their sleeves and executing the plan of getting their home "model home ready" with my help. We'll have fun and work as a team to "stage" your home. We will tackle the most important rooms that will make the biggest impact on buyers. I'll help you create the perfect layout for traffic flow, and by utilizing what you own, we'll showcase those rooms for the best visual appeal by making sure the furniture and accent pieces are perfectly proportioned and suited for the space. We'll create vignette's to invoke emotional connections for buyers and set the stage for professional real estate photos. I'll show you tricks of the trade so you'll be



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armed with knowledge and know-how that you can then use on your own to repeat the process in the other areas of your home.

Full Day- "Stage it for Me!" - 8 HOURS

WHAT'S INCLUDED:

Once a "Walk & Talk" has been completed, this is a perfect option for people who would rather have Reface My Space execute the plan of "staging" the home without the homeowner's help. Reface My Space will tackle the most important rooms that will make the biggest impact on buyers. We'll create the perfect layout for traffic flow, and by utilizing what you own, we'll showcase those rooms for the best visual appeal by making sure the furniture and accent pieces are perfectly proportioned and suited for the space. We'll create vignette's to invoke emotional connections for buyers and set the stage for professional real estate photos.

Occupied Home Staging - ABOUT THE PROCESS

The Home Staging process begins by having a complimentary 15-minute phone conversation to learn a bit about you, the size and location of your home and your timeline for marketing your home for sale.

The next step is to arrange a visit to meet you in person and see your space. Typically, the initial in-person consultation takes about an hour. The fee for the initial in-person appointment will depend on your distance from me and starts at \$100/Hr. Photographs and any necessary measurements will be taken during this consultation, in anticipation of performing a Home Staging Service for you. PLEASE NOTE- Actual home staging recommendations will not be given during the initial in-person consult, but will be thoroughly discussed at the time of the Reface My Space Home Staging "Walk & Talk" if hired.