

HOME STAGING PRICING

Staging Consultation (up to 1 hour)

A personalized home staging consultation includes a complete walk through of your home. We take photos and get a sense of design direction for the property whilst gathering facts about the homeowner's goals. We take the time to evaluate and ascertain what decor style would accentuate the best features of your home to gain maximum appeal.

Our staging designs are carefully planned to maintain the character of the home and to enhance its finest features.

Investment: Free (within 40 kms from Johannesburg CBD) Travel cost TBA outer areas

Do - It - Yourself

Following the Staging consultation, a report with detailed floor plans is emailed for the homeowner to implement the suggested enhancements themselves.

Includes:

- Emailed report which includes:
 1. Suggested enhancements for seller to implement
 2. Easy to use floor plans with suggested layouts

Investment: R 2,500 (3 bed or smaller) from R 3,000 (4 bed or larger)

Express Staging – (Using homeowner's own furnishings)

This style of staging works with the homeowner's existing furnishings to redefine and open up the existing floor plan and allow it to become more functional and appealing to the potential buyer.

Re-design Staging is perfect for the homeowner that is on a small budget and the home owner's furnishings already look pretty good but need guidance with staging their home.

This service does not include any rental or purchased items.

Includes:

- Emailed report detailing proposed enhancements and quoted costs for suggested enhancements
- On site staging (*excludes de-cluttering & cleaning – packages quoted separately*)

Investment: One day staging -R 3,000.00 (*thereafter R 2,500.00 per day*) (*excl. transport*)

Express Staging plus Accessory rental

Working with homeowners existing furnishings whilst adding accessories which could include Artwork, Décor, Accent items, Cushions, Lighting, Rugs, etc.

Includes:

- Emailed report detailing proposed enhancements and quoted costs for suggested enhancements
- Installation of accessories and staging (*excludes de-cluttering & cleaning – packages quoted separately*)
- Rental of accessories (time period TBC)
- Removal of accessories

Investment:	One day staging	-R 3,000.00 (thereafter R 2,500.00 per day) (excl. transport)
	Accessory rental	- TBC

Partial Staging with Furniture and Accessory rental

(Using some homeowner's furnishings plus staged furniture / items / services)

Transforming the beauty of the home by reinventing the environment with new colors and textures.

This style of staging is using existing homeowner's furnishings along with bringing in a few necessary items to create a more inviting environment. These items can be rented on a monthly basis or the homeowner or Styled Living can shop for suggested items.

Partial Staging is perfect for the homeowner that has most furnishings that are clean, up to date and are in correct proportion to square footage of room, but the home needs help with the floor plan layout, lighting, color and textures.

Includes:

- Report detailing proposed enhancements and quoted costs for suggested enhancements
- Installation of Furniture and accessories and staging (*excludes de-cluttering & cleaning – packages quoted separately*)
- Rental of Furniture and accessories (time period TBC)
- Removal of Furniture and accessories

Investment:	One day staging	-R 3,000.00 (thereafter R 2,500.00 per day) (excl. transport)
	Accessory rental	- TBC

Vacant and Model Home Staging

Vacant Staging – *(Furniture and Accessory rental)*

Some of the most stunning properties can sit on the market for months, even during a seller's market. Not only do buyers have difficulty envisioning how they could live in the home and where they can place their belongings, but vacant spaces seem smaller, cold, empty and life-less.

This style of staging involves installation of fine home furniture and furnishings including, artwork, lighting, area rugs and accessories that improve and enhance the home for the market.

Model home Staging – New Developments – *(Furniture and Accessory rental)*

We plan and install stunning furniture and accessories in model homes for developers and property management companies looking to better market their properties.

After assessing your new build, we will develop a design plan that highlights the architectural features which will incorporate the latest style trends and considers the buyer demographic.

Includes:

- Report detailing quoted rental costs
- Installation of Furniture and accessories and staging *(excludes cleaning – packages quoted separately)*
- Rental of Furniture and accessories (time period TBC)
- Removal of Furniture and accessories

Investment: Quote dependent on size of property and rental items required

Design Staging – (General redesign of property)

Design staging is the most effective and comprehensive staging for optimal results. This will include everything that we believe will create maximum appeal.

Aspects could include:

- Furniture and accessory rental where necessary
- Painting services
- Lighting and flooring recommendations
- Colour enhancement suggestions
- Cosmetic enhancements
- Minor or major renovations
- Exterior upgrades

Includes:

- Concept report detailing proposed enhancements and quoted costs for suggested enhancements
- All enhancements / renovations quoted on
- Installation of Furniture and accessories and staging (*excludes de-cluttering & cleaning – packages quoted separately*)
- Rental of Furniture and accessories (time period TBC)
- Removal of Furniture and accessories

Investment: **Dependent on property and amount of work required**

Personal Shopping

Sourcing of Decor and Furnishing items.

Investment: **R 500 per hour (excl. transport + items)**

All prices quoted include VAT.

NB. Where Furniture or Accessories are rented a 20% refundable deposit of the total rental amount may be charged towards any loss or damage of rental items.