

OUR GOALS

1. Make your house photograph beautifully for marketing.
2. Have potential buyers smile when they walk in and connect with the home.

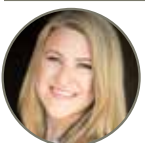
WHAT TO EXPECT

We understand the thought of “staging” your house might feel foreign to you. This document is to let you know what you can expect during your professional staging and to let you know what we need from you.

- Home Staging is NOT decorating. What we do isn't a reflection on your style. Staging uses the principles of interior design to create spaces that photograph beautifully and help potential buyers connect with the home.
- All personal photos and effects will be removed (if possible, please remove beforehand).
- The professional stager(s) will arrive at your home and give themselves a self-guided tour.
- A strategic design plan will be created.
- The stager(s) will then begin moving furniture and items around — to stage the home.
- Items will be positioned as they should be on the day of photos and at all showings. All beds will be professionally made, towels will be perfectly positioned, etc. Clean bed linens and towels are appreciated.
- All garbages, toilet cleaners, plungers, kitchen / bathroom rugs, laundry (etc.) should be put in a closet before Staging Day—we will not touch these items.
- The stager(s) will move fast. The house can look messy during this process.
- It is recommended the homeowner(s) are not on the premises. If the homeowner must be at the home, we request they find a spot outside or in a separate room that isn't going to be staged.
- We may have some high-return recommendations to either change in the house or to purchase for the house. (For instance; cleaning windows, purchasing flowers or a piece of art.)
- It is understood that there are some risks involved in moving furniture and accessories. Albeit rare to experience any damage or injury, it is agreed by the homeowner and Happy Place Interiors to hold harmless each other. There will be no future claim against the Happy Place Interiors or any partners, associates or helpers for any injury to persons within the property or damage or destruction of possessions or property.
- Happy Place Interiors is fully insured.

WHAT WE WILL NEED

1. We will need a place to put items that should be stored away. This is often a garage or secondary bedroom. We will not be packing items, merely placing them in an area. Items will still need to be packed.
2. If possible, please remove all family photos and unique items before Staging Day.
3. Remove all valuable items from open areas.
4. All pets should be removed from premises or contained in a pet crate.
5. It is recommended that homeowners are not on the premises. If the homeowner must be at the home, we request they find a spot outside or in a separate room that isn't going to be staged.



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