

What is Staging?

Staging is the process of preparing your home for sale by making sure the best features of the home are portrayed through color, light, flow, furniture layout, maintenance, curb appeal, and many more items. At Simply Staged, LLC, we will work with sellers to present their home in the best possible light. While the average home in the Twin Cities is on the market for well over 3 months, homes that we've staged in the last 6 months that have moved to sold or pending were on the market an average of just over a month!

Our Services

Staging Consultation: \$200.00

We will visit your home and spend approximately 1.5 to 2 hours viewing the home and preparing a report detailing the changes that you need to make to turn your home into a showing haven. For an additional \$95.00, we will return to tweak your staging, take photos and prepare a virtual slideshow. Realtors, ask about our preferred realtor discount program.

Occupied Staging: \$80.00 per hour (2 hour minimum)

We will work with you in your home for 2 or more hours to get you going on preparing your home for sale. We will start in the most visible part of the home on de-cluttering, furniture placement, and instruction for more time-intensive projects (painting, cleaning, etc.). You determine the time (price) limit and we will get as much done as possible. With the hands-on experience that you get, you should be able to complete the rest of the job! If you want us to do your entire home, ask for a free estimate.

NEW! Staging for Photos: \$300 and up

In this market with too much inventory, you have to sell your house twice....once on the internet and once at the showing. This means your listing on the internet needs to be top notch, with photos that capture potential buyers. For sellers that can't afford the monthly furniture rental or just need a few pieces of artwork and accessories, this is the service for you. We bring the props, our camera, and the know-how to make your home look great online. Includes 10 photos and a virtual slideshow.

Vacant Staging: \$500.00 and up

Vacant homes just don't show well. Most buyers can't envision how great a home can look with the right furniture placement or the best accessories. And with a lack of furniture, small things like a knick in the wood floor or nail holes in the walls seem ominous. We have an extensive inventory of furniture and accessories to make your home look great. If it needs maintenance or updating, we can handle that, too.

Call for a **FREE ESTIMATE** on an occupied, photo, or vacant staging for your home!



BEFORE

This room was very dark and unappealing.



AFTER

A fresh coat of paint, removing the valances, opening the blinds, adding some lamps and artwork, and replacing the dark bedspread with a lighter one all make this room very light and bright.



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Why Should You Hire Simply Staged?

- We stage homes FULL TIME! Many other stagers in the Twin Cities do this as a hobby or a second job. We've consulted with and/or staged over 200 homes in the past year!
- Sharon and Dan Mitchell, owners of Simply Staged, together have previously worked in real estate for a combined 8 years. They understand the process and the needs sellers have when listing their home and the needs of buyer when viewing homes. Simply Staged is an affiliate member of the St. Paul Area Association of Realtors to stay apprised of news and changes in the real estate industry and have access to Realtor technology such as a Supra key.
- Sharon has a bachelors degree in Interior Design from the U of MN and worked in the design field for 6 years.
- Sharon has proven that she leads staging in the Twin Cities though founding the local chapter of the International Association of Home Staging Professionals and leading it for one year.

• We have our own warehouse full of furniture and accessories to simply enhance your existing furnishings or to completely fill your vacant home! We have our own truck and enclosed trailer for delivering rental furnishings, too!



BEFORE

This dining room was gorgeous, but hollow and uninviting.



AFTER

After bringing in an elegant rug, table, buffet and accessories, this room came alive and beckons buyers to imaging entertaining family and friends!

**We service the
entire Twin Cities
Metro Area!**

**Visit www.simplystaged.net for more
great before and after shots!**