



Staging Report and Proposal
July 12, 2024

<u>Room</u>	<u>Action Items</u>
Outside/Foyer	<ul style="list-style-type: none"> ▪ Make sure you have a <i>new welcome mat</i> at the front door ▪ Stain the front door ▪ Add a <i>small rug for buyers to step on</i> when walking in the house (and leave their shoes) ▪ Take down the photos of the children and hang the
Living room	<ul style="list-style-type: none"> ▪ Clear off the mantel ▪ <i>Adding a print on the mantel that coordinates with the art on the wall above the couch would look lovely</i> ▪ Roll up the area rug to show off the hardwood floors ▪ Remove the floor lamp by the fireplace and <i>add two coordinating or matching table lamps on the two tables in the room</i> ▪ Remove the pillows you have on the couch and <i>add creamy and blue (possibly a throw) to match the</i>
Dining area	<ul style="list-style-type: none"> ▪ Bring up the table and chairs from the basement ▪ <i>Add a simple centerpiece</i> ▪ <i>Hang a large print on the far wall</i> ▪ <i>A table runner can also be added if needed</i> ▪ That is all you need in the room

Family room	<ul style="list-style-type: none"> ▪ Remove the couch in front of the sliding glass doors ▪ Remove all signs of the dog ▪ Move the chair to the corner on the right (on an angle facing the gas/wood burning stove) in front of the large basket trunk ▪ Keep the lamps that you have currently ▪ <i>A large piece of art can be leaned on the mantel</i> ▪ <i>If you have a smaller side table that might work better beside the chair than the one you have currently</i>
Kitchen	<ul style="list-style-type: none"> ▪ Take a leaf out of the table and leave only 4 chairs around the table for photos and showings ▪ I am questioning the area rug (<i>if we return to stage I would like to try it with the rug and without</i>) ▪ Clear off the photos and small things on the buffet ▪ <i>A print hung above it would look nice</i> ▪ The counters should have just a few decorative things on them ▪ The kitchen sink area should be clear of soaps and paper towels and anything distracting from the view of the backyard ▪ Clear off the items on the refrigerator ▪ Place the trash can in the garage ▪ You can leave the container with utensils
Half bath	<ul style="list-style-type: none"> ▪ Remove anything that is on the floor ▪ <i>Add a cream staging towel and a green on the sink</i>
Mudroom	<ul style="list-style-type: none"> ▪ Remove all your coats ▪ Keep only the rug at the garage door
Primary bedroom	<ul style="list-style-type: none"> ▪ <i>Add decorative pillows to your bedding</i> ▪ Remove the small table on the side of the bed leaving only one bedside table and lamp ▪ <i>Set up the built in decoratively with your hardback books, some décor and a green or floral</i> ▪ Remove the fan and the weights ▪ Clear off surfaces including your jewelry (hide very well or remove all together) ▪ If possible, for photos and showings, remove the TV ▪ Clear out the tub area <i>so that this can be set up with</i>

Primary bathroom	<ul style="list-style-type: none"> ▪ Remove anything that is on the floor ▪ Clear off personal items ▪ Use <i>fluffy towels for staging</i> ▪ In the laundry area it is fine to set up the counter as a make-up area ▪ <i>A higher chair should be added to the counter</i> ▪ <i>This room can be set up as a nice 'get ready room'</i> ▪ Put all laundry items away
Main hall bath	<ul style="list-style-type: none"> ▪ Remove the valance ▪ <i>Adding light colored bath towels is best on the towel bars</i> ▪ The counter and inside the bath/shower should be cleared out of all personal items ▪ Remove anything that is on the floor ▪ <i>Adding a solid cream shower curtain would be best</i>
Bedroom #1	<ul style="list-style-type: none"> ▪ Place the bed on the opposite wall ▪ <i>Add decorative pillows</i>
Bedroom #2	<ul style="list-style-type: none"> ▪ Remove the TV and <i>add a floral on the dresser</i> ▪ Remove the desk ▪ The makeup station is fine, just minimize what is on it
Bedroom #3	<ul style="list-style-type: none"> ▪ Put the closet doors back on the closet ▪ Place the desk in the nook, but with very little on it ▪ The dresser is fine ▪ Everything else should be packed up and removed from the room ▪ <i>Light colored bedding should be added to the bed with a pillow and sham and decorative pillow</i> ▪ A lamp can be placed on the dresser
Outside	<ul style="list-style-type: none"> ▪ You have a beautiful outdoor entertaining area so set that up as is you were going to have a party
Misc.	<ul style="list-style-type: none"> ▪ Anywhere that you can remove the valances go ahead and do so ▪ There are some that will be difficult to remove, but others should be easy if they are on the white

Staging Price: \$XXX

The staging accessories that we bring in will be on loan from ***Partners in Simplicity*** for staging purposes until a purchase offer is accepted or for a period of (60) sixty days, whichever comes first. At the end of the loan

period, a *Partners in Simplicity* representative will discuss with the homeowner the option to enter into a rental agreement with the rental fee to be negotiated.