



Home Staging Proposal

client name

Andrea Porter, Keller Williams

property address

3082 Photon Court | Loveland

term

Month-to-Month

date of proposed installation

January 26, 2018

In my Vacant Home Staging Package, I bring in high-quality design elements needed to create an environment that stimulates the imagination of a prospective home buyer. According to a 2015 National Association of Realtors study, realtors believe that buyers will offer between 6 to 10% more for the perceived value on a staged home. While many factors play into what a home is worth and what buyers are willing to pay for it, staging is an excellent tool that can be used to give a home a little extra push. The way I stage is to guide a prospective buyer in visualizing how they can use the space in the home and help them envision themselves living there. With the right furniture and professional real estate photographs, buyers can see themselves and their family living in the home before they even see it in person.

The proposed price for the spaces indicated below is **\$1,800 for the first month and \$1,000 per month thereafter**. Should you choose to pay me at close instead of up-front and monthly thereafter, I can do this but it will be at a service charge of an additional 25%. This is a great option for clients that wish to wait until the house is sold before remitting payment. The charges include the initial walk-through, all goods and materials, load in and load out. Please see the details of the proposal and Terms and Conditions below for the specifics of our obligations to each other under this Proposal.

I strive to highlight the assets of the space, such as square footage, natural light, ceiling height and interesting architectural details and to minimize some of the challenges that every space encounters.



I am here to appreciate and enhance the home, and mostly to help sell a most valuable asset at its best possible price.

This Proposal is mutually agreed upon by our Client and Peterson and Plum by signing below.

Andrea Porter, Keller Williams

Client Name

Client Signature

Date

Aundrelyn Knott for Peterson and Plum

Date

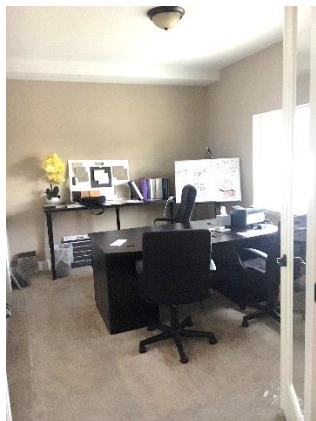


For this home, I propose the following:



Front Porch

Buyers need to be enticed from the very beginning. I will put these on the front porch and replace the oversized welcome mat that is currently there with one to scale



Office

This space needs to be softened up with some curtains, perhaps a rug instead of the plastic on the floor. Maybe mounting your design boards on the walls and adding some more décor.



Dining Room

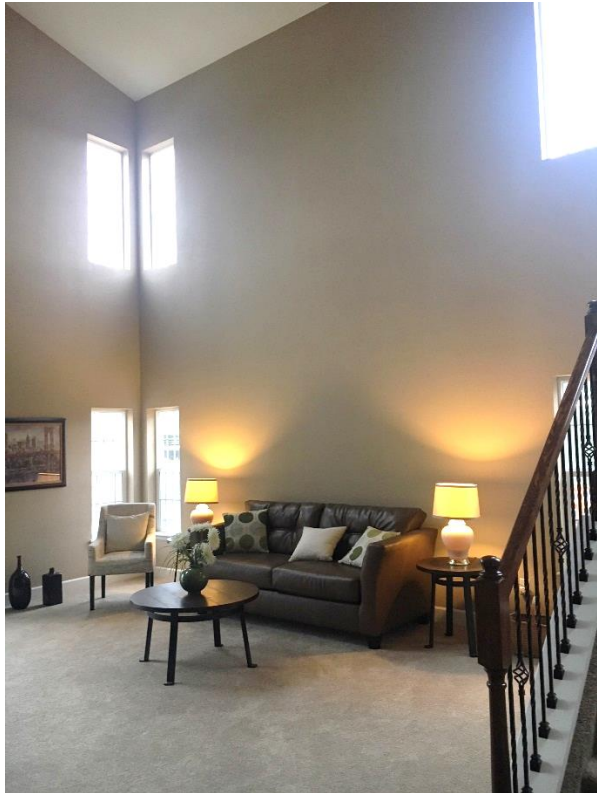
A round dining table will soften this space and make it easier to navigate around. A matching buffet and mirror above will help the room feel bigger as well.





Kitchen

You need to-scale bar stools and great kitchen accessories. Plants will help bring this home to life as well.



Living Room

This is your biggest challenge. There aren't many ways to practically use this large blank wall. We need art. Lots of art! I would love to do a gallery wall with several mirrors so that it seems like there are more windows here. The furniture is in the wrong place. It should be more like the below with a large buffet or entertainment center on the tall wall to take up some of the space. We can also make this a more formal living space and put the tv in the upstairs loft room with a cozy sectional, which I think would be the best use of THAT space as well.





Loft/Family Room

Because the basement is unfinished and the living room doesn't have a lot of space, this room makes sense for the tv room. I envision a sectional facing the window with a sofa table behind it with lamps for task lighting, the tv in the corner and an accent chair and ottoman/coffee table.



Master Bedroom

This room needs softening as well. I'd put this queen bed with very short side tables, two lamps, dresser and add curtains to make it feel cozier.





Master Bath

This room needs some big mirrors and/or art on this large wall as well. I might even consider a tall ladder for towels so that we can take up some of the visual space here.

These are my initial ideas. If you want to do more or do less, please let me know and we can adjust the price accordingly.



Home Staging Terms and Conditions

Formation of the Contract

These Terms and Conditions together with the Proposal that has been provided by Peterson and Plum which describe the Services, set out the entire agreement between Peterson and Plum and you (my "Client") and will apply once an appointment has been made to provide staging services. Before procuring my services, you should read these terms and conditions carefully.

Peterson and Plum Obligations

I will endeavor to advise my Client of the predicted timescales of work as soon as is determined. Peterson and Plum is responsible for organizing third party companies, firms or individuals to undertake certain work for our Client if applicable. The proposal price includes telephone and email correspondence, correspondence with vendors, meeting with sub-contractors, product research, collecting samples from and returning samples to vendors, site visits, the supervision of deliveries of goods and services and meetings with my Client and with contractors should they apply.

Client Obligations

The Client shall ensure that the property is accessible to me and any third-party suppliers providing services throughout the duration of the contract. The Client will also ensure that utilities such as electricity and water are available for use at the property throughout our time there and is at no cost to Peterson and Plum.

Purchasing of Product

From time to time Peterson and Plum may need to purchase products for the Client in addition to the scope of work already proposed. In such cases, full payment of the agreed purchase price is required from the Client prior to purchasing the agreed products. In cases where furniture or accessories have been rented, it remains our Client's responsibility to insure the furniture and accessories against all risks, damage or loss.

Payment and Billing Terms

Charges for the services are set out in the Proposal accompanying these Terms and Conditions or as amended or updated by mutual agreement. All checks should be made payable to Aundrelyn Knott. All payments are due within 5 working days from the date of invoice. Should Peterson and Plum have to instruct a debt recovery agency, or instigate legal proceedings, the Client will be liable for any costs so incurred. Initial payment is due on the day that load-in begins, and billed monthly on that same day thereafter.



Cancellation and Termination Policy

The Client has the right to cancel this contract at any time. To exercise the right of cancellation, the Client must give written notice to Peterson and Plum by hand or email. Our Client will be liable to pay Peterson and Plum for the Services provided to the date of termination (including but not limited to Services already performed, goods and materials supplied or ordered on the Client's behalf). Billing will occur on the date within the month that the initial payment was received for the preceding month or partial month.

Liability

Peterson and Plum shall have no liability to the Client for any loss, damage, costs, expenses or other claims for compensation arising from any information or instructions supplied by the Client which is or are incomplete, incorrect or inaccurate. Peterson and Plum shall not be liable to our Client for any unforeseeable loss or damages arising from the provision (or non-provision) of the Services. Neither Peterson and Plum, nor the Client shall be liable for any failure to perform its duties under this Contract due to circumstances beyond their control, including without limitation flood, fire or other adverse weather conditions. To enable Peterson and Plum to deal with any complaint that may arise relating to the Services, the Client must provide full details of any complaint within 7 days of the supply of the relevant Services.

Data Protection

Peterson and Plum will only use any personal information provided by the Client for the purpose of providing the Services. Peterson and Plum shall be permitted to use photographs of the Client's property which demonstrate the Services provided by Peterson and Plum for its own marketing purposes.

Disputes

In the unlikely event of any dispute resulting in litigation, the prevailing party in such litigation shall recover from the other party the prevailing party's attorney's fee and costs, including any appeals.