

Vacant Staging

Vacant homes often struggle to show their true scale, purpose, and warmth. Our vacant staging service transforms an empty space into a fully realized home, one buyers can emotionally connect with the moment they walk through the door. By thoughtfully furnishing each room, we help buyers visualize how the home lives, flows, and functions, creating stronger first impressions and a more confident selling experience.

FIRST VISIT

A walkthrough of the property to assess layout, room function, architectural features, and target buyer appeal. This visit allows us to determine which spaces should be staged and how to best support the home's story and price point. Following the visit, you'll receive a clear staging estimate tailored to the property and market goals.

STAGING INVENTORY

Furniture, rugs, artwork, lighting, and decor are selected specifically for the home's size, layout, and style. Key spaces typically include the main floor, with areas such as the living room, kitchen, dining space, powder room or bathroom, as well as the primary bedroom and ensuite, with additional rooms staged as needed to showcase functionality and flow.

INSTALLATION

Delivery, placement, and professional installation of all staging inventory. Our team works efficiently and no matter the size of the project we strive to complete the installation in one day which we achieve approximately 98% of the time!

RENTAL PERIOD

The initial rental period is typically one month, with the option to extend as needed. After the initial term, staging inventory may continue to be rented on a weekly, bi-weekly, or monthly basis, depending on the listing timeline. Extension fees vary based on the amount of staging inventory in the home. Staging timelines are confirmed prior to installation, with flexibility available depending on your listing schedule.

HOW TO PREPARE

- Ensure the home is completely vacant prior to staging day.
- Home should be thoroughly cleaned before installation.
- All utilities must be active (power, water, heat).
- Remove all construction materials, debris, and cleaning supplies.

Vacant staging installation typically takes one day (with rare exceptions). We ask that homeowners and pets vacate the property during installation.

PLEASE NOTE

- All staging inventory remains the responsibility of the bill-to party while in the property. Any soiled, damaged, or missing items must be replaced or reimbursed by the responsible party.
- Window coverings should be installed prior to staging, if applicable.
- Staging inventory is for visual presentation purposes only and is not to be used.
- Access to the property must be provided on installation and removal days.
- You may need to patch or touch up select areas after artwork is removed. Any patching or repairs required following removal are not completed by the staging company.

Our goal is to transform an empty house into a home buyers can connect with helping it stand out, photograph beautifully, and sell faster at top market value.

