



Benefits of a Home Staging Consultation

Home staging consultations are a must in this market. Did you know that 76% of Realtors® recommend that a home be staged properly for sale before placing a listing in the MLS. This is because home staging saves valuable time and money. The 2003 Home Gain survey showed the cost of home staging showed a 169% return on investment. A professionally staged home incorporates simple touches which balance a room which makes it more visually appealing. This enables potential home buyers to visualize and connect to the positive feelings of living in the home. Potential buyers will tend to stay longer in a staged home and consider these homes more over others as they simply feel better to them. Staged homes stand out from the competition and therefore sell faster and for more money in most markets. Staged homes convey the impression of value and feel well taken care of to visiting Realtors, potential buyers, appraisers, and inspectors. When you professional stage a home it is a very small investment with very high returns. U.S. Housing and Urban Development statistical reports and information have shown that staged homes nationally sell 50% quicker and for 17% percent more than homes that have not been staged. Those whom do not stage a home for sale find they have to greatly reduce their price and losing enormous amounts of time and money before their homes sell which causes stress and costs thousands of unexpected extra dollars.

Below is a list on what you receive with a **Home Staging Consultation**

1. You will receive a detailed written home staging report prepared for you after your onsite consultation. This will list the most powerful areas in which to implement key pieces or add-ons to show your home in the best possible light.
2. A detailed evaluation is done on your home's main entrance. This is the first impression to potential buyers. Buyers form an opinion of your home in the first 15 seconds. We make sure it's positive!
3. An evaluation is done on the colors and lighting currently in your home. Recommendations will be provided based on current color therapy and lighting research. This research is supported by **Harvard studies and Military research.**
4. Some current furnishings, décor, and photos will be tagged for storage and suggestions will be given to create the most harmonious flow. This will allow your home to show in the best possible condition to potential buyers. You can make the recommended repairs and store your tagged items yourself and save thousands. If you wish to hire outside services you will be provided with recommendations for home repairs, movers, storage facilities, and painters.
5. Solutions will be provided to organize the space and allow for a better feel and flow and a space clearing will be done on the property to prepare it for sale.
6. An evaluation is done on all major art work and symbolism present in your home's décor. Suggestions will be given to remove or change placement of certain art to ensure your home is sending positive messages to all prospective buyers. A Certified Feng Shui home staging consultant is able to identify many subconscious messages your home is sending out that you may not be aware of. This will be explained during your onsite appointment.
7. An evaluation is done on landscape, exterior paint condition, interior paint condition and color, as well as your homes overall cosmetics and design. Solutions will be provided to make sure the home is staged properly to ensure it will be desirable to all prospective buyers.
8. You will receive unlimited e-mail and phone support.

Rate for a 2 hour Home Staging Consultation is ONLY \$299!

Contact Certified Feng Shui Consultant Rochiel Wallers at 702.354.6809 to find out how Feng Shui Home Staging can help you to sell your home quicker in a competitive market through her in-depth personalized consultation today.