

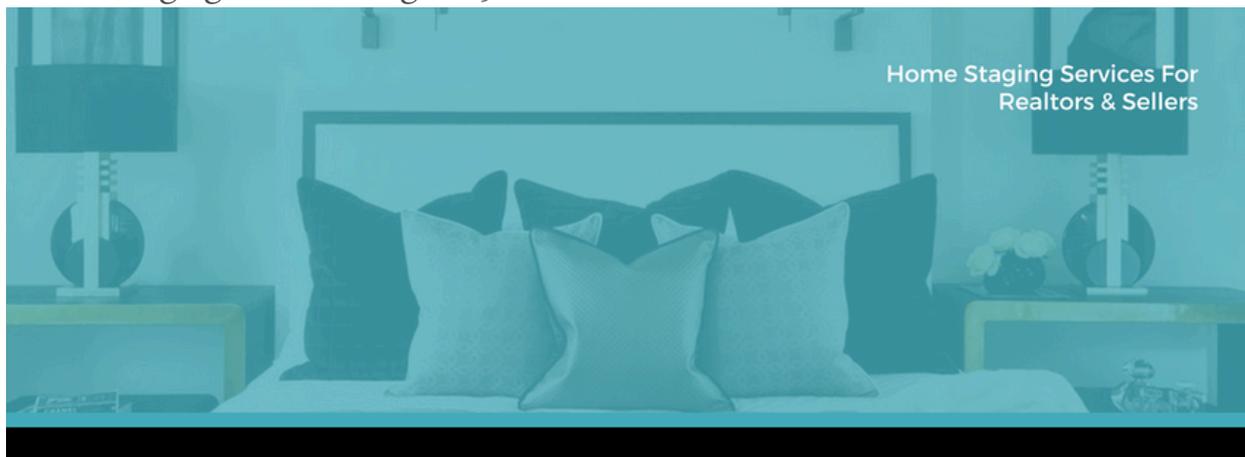
Agents let's face it, you're not just selling a home, you're making a connection. Even in a sellers market, you owe it to your Client's to market their home the right way. Home Staging by Toscano Interiors is the most referred service we offer; not only because of how well we know what is going on in today's fast changing real estate market, but how well we exceed in meeting your Sellers needs in getting their home prepared to sell.

Home Staging (Owner Occupied).....Starting at \$200 *Consult & Checklist Only, for Colorado Springs & Fountain*

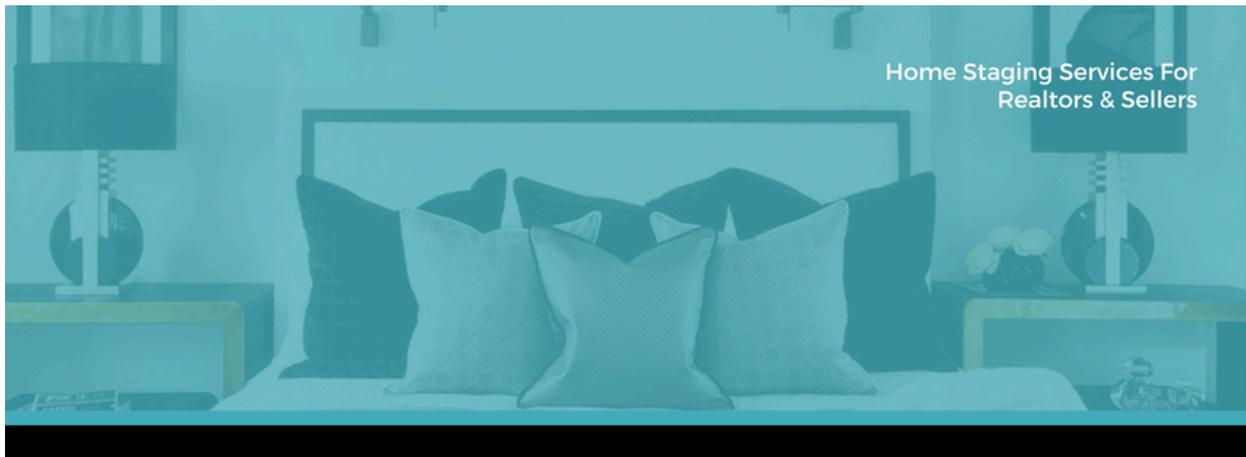
Done in a series of two appointments. During the first initial home visit I will help your Sellers emphasize the attributes of their home while minimizing its imperfections. You and your Sellers will have a detailed checklist with photos as a visual reference, in a professional Staging Summary presentation within 24 hours of the appointment. Your Sellers will not have to take notes that they may misplace during the chaotic process of moving. Our beautifully-presented checklist can be downloaded from their computer or mobile device. At the final appointment (scheduled typically a week after the first appt.) we are rearranging your Seller's current items, bringing new ones (no furniture/rugs/bedding for owner occupied), to give you a space that is "Open House" ready. I will create up dated spaces that will reflect a warm and inviting style, which will appeal to potential buyers.

THERE ARE NO MONTHLY RENTAL FEES with my staging services.

Vacant Staging.....Starting at \$500



Did you know that vacant homes take 50 percent longer to sell? Whether viewed over the internet or in person, empty homes appear cold, unappealing and smaller without furniture because there is no frame of reference. We charge a \$100 on-site consultation for all vacant listings in the Colorado Springs & Fountain area. This is so we can see the actual size of the rooms, and measure if need be. This is where we will also determine how much staging the Clients would like done. We then provide a detailed list of the items we will be using for staging in a written estimate provided within 24 hours of the initial appointment. Again, the benefits of this service is **THERE ARE NO MONTHLY RENTAL FEES** with our vacant staging. **The cost of staging is considerably less than the first price reduction, so stage first!**



Additional Helpful Add-On Services

5 Effective Staging Vignettes.....\$350 when added to existing staging service.
\$450 as a service by itself.

The act of staging involves setting a scene in which buyers want to insert themselves. Home staging is all about creating that emotional connection. To be successful at it, you have to appeal to all five of the buyer's senses. This is where Toscano Interiors uses 5 highly effective vignettes throughout your home, that we know will "wow" potential Buyers. We illustrate 5 important focal points, the spaces of your house that tell a story. With this add-on service, we will paint a picture that would normally fade into the background without a definite border like our service provides.

Owner Occupied Complete Staging Rates By City-

Colorado Springs & Fountain- \$450
Monument & Peyton- \$500
Pueblo- \$600
Woodland Park & Castle Rock- \$650

**** Please note that we require 50% of the total cost of staging due at the time of scheduling, the remaining 50% due at the time of install.***

