



HOME STAGING SERVICES

From better pictures for online and print advertising, to fewer days on the market and better offers, an investment in professional staging gives you peace of mind that your home is well-prepared for sale.

Happily Better After offers a range of staging services to make your home look its best.

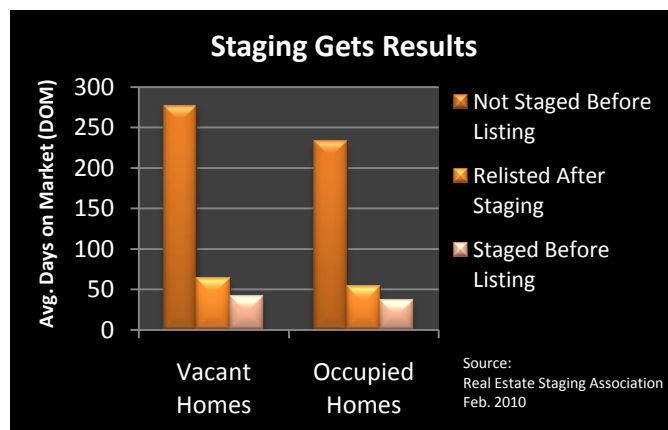


Full-Service Staging for Occupied Homes

- **Develop Staging Plan:** We review the notes from the initial consultation, take "before" photographs of each room, and prepare a detailed plan of corrective actions to be taken.
- **Review Staging Plan with Homeowner or Agent:** We discuss the overall plan and determine how repairs, off-site storage, cleaning, painting, rentals, or other recommendations will be addressed.
- **Neutralize, De-clutter, and De-personalize:** We remove excess furnishings, accessories, and personal items, and re-arrange furniture as needed.
- **Finishing Touches:** We dust all surfaces, ensure floors and rugs are clean, arrange accessories, and take "after" photos of each room.
- **De-Staging** (if required): When your property sells, we coordinate the removal of any rental items.

Full-Service Staging for Vacant Homes

- **Develop Staging Plan:** We examine each room and identify any needed maintenance or repairs, determine the furnishings needed, and take digital photographs.
- **Review Staging Plan with Homeowner or Agent:** We discuss the overall plan and determine how recommended repairs, cleaning, painting, storage, furniture rental, or other services will be addressed.
- **Make Arrangements for Temporary Furnishings:** We place orders with the chosen rental company, schedule and oversee delivery.
- **Stage the Home:** We arrange the furniture and accessories, add finishing touches, and take photos of each room.
- **De-Staging:** When your property sells, we'll coordinate the removal of rental furnishings.



In 2009, homes relisted after staging spent 78% less time on the market than homes not staged before listing.

"Focus on 5" Staging

This money-saving option boosts the appeal of the main rooms in a home that interest buyers. In 4 hours, for an affordable flat fee that includes 1 month's accessory rental for vacant homes*, we will de-clutter, neutralize, and stage the following rooms:

- Living Room
- Dining Room/Area
- Kitchen
- Master Bedroom
- Master Bathroom or Main Bathroom

*Furniture rental is a separate charge.



DIY Staging Plans

If you'd prefer to do the staging yourself, but need a pro's guidance about what needs to be done, we will put together a DIY staging plan for your entire house. The plan will summarize the overall first impression of your home (including the exterior), and will provide detailed recommendations for addressing:

- Curb Appeal
- Color Corrections
- Furniture Layout Modifications
- Cosmetic Maintenance, Cleaning, and Repair Issues
- Clutter Management/Storage
- Decor Updates
- Lighting Enhancements
- De-personalization



Open House Prep

If your house has already been staged, or just needs a quick spruce-up before your next open house, we will make sure your home is ready. Our "White Glove Service" includes:

- **Check Floors & Corners** for spots, dust, cobwebs, and clutter.
- **Straighten & Shine** so all display items and surfaces sparkle, and accessories are well-positioned.
- **Lighten & Brighten** by clearing access to windows, and adjusting window treatments to let in as much natural light as possible.
- **Check Upholstered Surface and Fabrics** for any stains or odors, straighten linens and bedskirts, and fluff towels and pillows.
- **Freshen Up** with a touch of scent as needed to neutralize any lingering odors.



Before putting your home on the market, reducing your listing price, or scheduling an open house, contact us for a consultation. We'll show you how an investment in staging will help your home outshine the competition, attract better offers, and spend fewer days on the market!

All services require a 90-minute initial consultation to determine your needs and the scope of the project.

We gladly accept cash, checks, credit and debit cards.

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Serving clients in southern NJ and select PA counties