



OCCUPIED HOME STAGING CONSULTATION

Partnering with sellers to maximize
appeal and attract the highest offers
without costly rentals.

@dwellandroam.designs | dwellandroamdesigns.com

WE FOCUS ON...

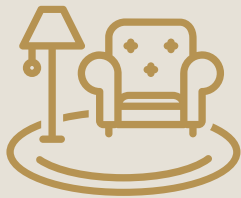


BUYER PSYCHOLOGY & MARKETABILITY

Identifying the most likely buyer persona for your listing and tailoring the space to meet their lifestyle expectations.

FUNCTION, FLOW & FIRST IMPRESSIONS

Offering professional recommendations on layout, lighting, and styling that improve the feel and functionality of each space.



STYLING WITH EXISTING FURNITURE

Delivering cost-conscious solutions by guiding clients on how to rework, reposition, or enhance their existing furniture and décor.

LUXURY-LEVEL GUIDANCE & DESIGN INSIGHT

Providing the kind of elevated design insight that differentiates your listing in a competitive market, without the expense of renting staging furniture.



**DWELL
& ROAM**
DESIGNS

OCCUPIED HOME STAGING CONSULTATIONS

IT'S ALL IN THE DETAILS...

and the ROI of course.

INCLUDES:

- On-site walk-through
- Room-by-room checklist
- Prioritization plan
- Light styling using owner items
- MLS photo prep plan
- Seller action list, and a
- Same-day (or 24-hr) written action plan

TIER 1

Up to 2,000 sqft | Up to 2hrs

\$350

TIER 2

2,001 - 3,500 sqft | Up to 2.5hrs

\$450

TIER 3

3,501 - 5,000 sqft | Up to 3hrs

\$540

*5,001+ sq ft customized quote



OPTIONAL ADD-ONS

PHOTO DAY REFRESH

\$175

(up to 60 min on photo day
to fine-tune vignettes, beds,
pillows, counters, etc.)

RETAIL SOURCING LIST

\$50-\$150 per room

(links for pillows, bedding,
lamps, art, decor, etc.)

VIRTUAL FOLLOW-UP

\$75

(30 min virtual meeting +
checklist edits)

RUSH FEE

\$95/hr

EXTRA TIME

\$50 (within 48 hours)

TRAVEL FEE

Travel >25 miles,
then **\$0.70/mi**

Contact us to book your consultation today!