

# What to Expect When You Stage with Us

## Pre-Staging:

- Because a large percentage of our work is done prior to installation, **a 25% non-refundable deposit is required to schedule staging services.** An invoice will be sent to the financially responsible party for this deposit at the time of booking. Your requested date will be held once the invoice is paid and contract is signed. All invoices will be sent via our Square secure online invoicing system and may be paid via credit card, Pay-At-Close Provider (additional fees may apply) or ACH Bank Payment (2% discount on ACH Bank Payments).
- **Please have the home clean and empty with all work (construction/renovations) completed.**
- Please have electricity, plumbing, and air-conditioning turned on and working.

*NOTE: If our team arrives and the property needs cleaning or is not ready for installation (ie. construction still in process, construction materials or seller's belongings still in home), a rescheduling fee will be charged (to cover the labor and truck rental costs our company has incurred). New installation date/time will be subject to current availability. If cleaning needs are minimal, and we feel our staff can provide what is needed in order to begin installation of our inventory, we will offer cleaning services for an additional hourly fee.*

## Staging Day:

- We will arrive on property in time window given to you in your contract or agreed upon with realtor (usually between 8:00-9:00 am).
- For most homes, **installation takes one to two days**, and you will be informed in your staging proposal what our estimate is.
- Photography can be scheduled for the following day, or we can book it with our real estate photography partners, HET Productions ([www.hetproductions.com](http://www.hetproductions.com)) as an add-on service!
- We want to honor all of our client's time, so **there is a fee to reschedule if this is done with less than 72 hours' notice** and reschedule date will be subject to availability. Cancellation and rescheduling policies can be found in staging contract.
- **Due to logistical and insurance purposes, only Householder Home Staging staff may be in the home on day of staging installation (no homeowners, contractors, cleaners, etc.).** Realtor may open the house and give any additional instructions at the beginning of the day and then return when complete for a final walk-through. We will give realtor a one-hour notice call or text to inform them of estimated completion time.
- Invoice for payment will be sent to financially responsible party on the morning of staging completion and is **due in full before our team leaves the property.**

## During Listing Period:

- **Home must remain vacant except during realtor showings / open houses.**

## Once Home Enters Escrow: Congratulations! We are honored to have been a part of your success story!

- Our movers are contracted through an outside company and therefore are not always available with short notice. **Please give our company a 10-day notice when requesting a destaging date.** If a 10-day notice is not given, we will do our best to accommodate if we have availability, but a "rush fee" will be charged to cover any difference in our normally contracted movers price and the price of the alternate movers.
- HHS will spackle any holes made by our company for art installation. We will also touch-up paint over these holes IF paint is supplied (and labeled according to room) by homeowner/seller, to ensure proper paint match.

# Standard Market Vacant Home Full Staging Packages

Pricing may vary based on a number of factors. Actual quote provided after property walkthrough. Prices subject to change. These totals are based on movers minimum of 4 hours (2 hours install + 2 hours destage) cost. Properties with difficult access, stairs/elevator, or those outside a 20-minute drive from our warehouse will likely have higher movers costs.



[www.komohomestaging.com](http://www.komohomestaging.com) | (808) 226-2826 | [info@komohomestaging.com](mailto:info@komohomestaging.com)

Our mission is to create welcoming spaces that connect with buyers the moment they walk in, elevating first impressions and driving strong results.

## Small

Up to 1000 SqFt  
1-2 Bedrooms  
1 Bathroom  
1 Kitchen + Dining  
1 Small Living Space  
1 Small Covered Lanai

## Medium

Up to 1500 SqFt  
Up to 3 Bedrooms  
2 Bathrooms  
1 Kitchen + Dining  
1 Living Space  
1 Covered Lanai

## Large

Up to 2000 SqFt  
Up to 4 Bedrooms  
2-3 Bathrooms  
1 Kitchen + Dining  
1 Living Space  
1 Covered Lanai

## Add-Ons

|                           |               |
|---------------------------|---------------|
| Bedroom/Office            | \$400         |
| Bathroom                  | \$100         |
| Dining + Kitchen          | \$350         |
| Living Space/Loft         | \$600         |
| Covered Lanai (Sm/Lg)     | \$350 / \$500 |
| Add'l SqFt                | \$3/Ft2       |
| Elevator/Difficult Access | Varies        |
| Outside Delivery Area     | Varies        |

Starting At:

**\$3000\***

**\$3800\***

**\$4525\***

### Basic Vacant Home Staging Packages include:

- Consultation
- Delivery fees are based on minimum movers fees for ground floor units within 15 mi of our Kapolei warehouse and up to square footage listed in package.
- Installation of all Furnishings/Décor
- Rental of all furnishings/décor for up to 60 days
- Destaging/removal & spackling of holes created during art installation.
- Extension (after 60-day term) will be charged at 40% per month, autopay and credit card authorization must be setup prior to beginning a staging extension.

Please note, payment can be made via Credit Card, Pay-At-Close Partners, or ACH Bank Transfer (2% Discount for ACH). Required HI General Excise Tax will be applied and charged on all invoices.



# Standard Market Vacant Home Essentials Staging Packages

Pricing may vary based on a number of factors. Actual quote provided after property walkthrough. Prices subject to change. These totals are based on movers minimum of 4 hours (2 hours install + 2 hours destage) cost. Properties with difficult access, stairs/elevator, or those outside a 20-minute drive from our warehouse will likely have higher movers costs.



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**Essentials Packages** are for those wanting to showcase the primary areas of the home while maintaining a lower staging budget.

**Starting At:**

## Moderate Sized Home

Ideal for homes that are 1000 - 1500 square feet .

Primary Suite (Bedroom + Bathroom)

1 Living Space

1 Kitchen + Dining

1 Covered Lanai

**\$3000\***

## Large Sized Home

Ideal for homes that are 1501 - 2000 square feet .

Primary Suite (Bedroom + Bathroom)

2 Living Spaces

1 Kitchen + Dining

1 Covered Lanai

**\$3600\***

## Add-Ons

|                           |               |
|---------------------------|---------------|
| Bedroom/Office            | \$400         |
| Bathroom                  | \$100         |
| Dining + Kitchen          | \$350         |
| Living Space/Loft         | \$600         |
| Covered Lanai (Sm/Lg)     | \$350 / \$500 |
| Add'l SqFt                | \$3/Ft2       |
| Elevator/Difficult Access | Varies        |
| Outside Delivery Area     | Varies        |

### Basic Vacant Home Staging Packages include:

- Consultation
- Delivery fees are based on ground floor units within 15 mi of our Kapolei warehouse and up to square footage listed in package.
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# Occupied Home Services



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## Occupied (& Prelisting) Home Consultations

Preparing a listing to look its best can be a lot of work, but we are here to help with a fresh set of eyes and customized recommendations that have shown repeated success for our clients! When you hire us for an Occupied Home Consultation, one of our lead stagers will walk through each area of the home and then, within two business days, you/your seller will be emailed a detailed report with a list of our recommendations for preparing the home to make a stellar first impression when it hits the market.

**Properties Up to 3 Bedrooms &  
1500 SqFt**

**\$275**

**Properties with 4+ Bedrooms &  
up to 2500 SqFt**

**\$350**

## Photo Prep Services

Photo Prep Services are to assist with the implementation of our Occupied Home Consultations. If you or your seller need an extra hand (or a few extra hands) we are here to help. One of our lead stagers plus an assistant will come and work alongside you and/or your seller to prepare the home for listing for an hourly fee of \$140/hr with a 2 Hour minimum..

**Starting at**

**\$280**

Please note, our team does not currently install our inventory into homes that will be occupied during the listing period. Payment can be made via Credit Card, Pay-At-Close Partners, or ACH Bank Transfer (2% Discount for ACH). Required HI General Excise Tax will be applied and charged on all invoices.



# Luxury Market Home Staging Pricing



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**Condo/Townhome Interior**

**\$3.15 / SqFt + Delivery**

**Single Family Home Interior**

**\$2.65 / SqFt + Delivery**

**Covered Lanai**

**\$3.15 / SqFt**

**Uncovered Lanai**

**\$4.15 / SqFt**

*Delivery fees are based on location, size of load to be delivered, and type of delivery access (driveup/ground floor/elevator/stairs, etc.). Starting at \$1320.*



*Please note, payment can be made via Credit Card, Pay-At-Close Partners, or ACH Bank Transfer (2% Discount for ACH). Required HI General Excise Tax will be applied and charged on all invoices.*