

Average days on the market: 4-14
Average price sold: 98-103%
of the asking price

Home Sellers

- ✓ Produce maximum selling amount
- ✓ Minimize listing time
- ✓ Reduce stress
- ✓ Create an outstanding first impression
- ✓ Move on with future plans quicker
- ✓ Eliminate tire kickers
- ✓ Great selling tool for varied market conditions (peak and slow markets)
- ✓ Proven return on investment

Real Estate Agents,

Home Appraisers, Banks and
Local Businesses

- ✓ Effective marketing tool
- ✓ Appraise at full value
- ✓ Create a sense of urgency
- ✓ Encourage higher mortgages
- ✓ Serve clients better
- ✓ Networking opportunity
- ✓ Value add-on

"Jody's ideas were simple, reasonably costing and extremely effective. Jody completed the work in a professional manner and we were extremely satisfied with the results. Our home sold within two and a half weeks of being on the market in early January"
- Charles and Marcia Railer

Services Offered:

Home Staging Consultation

- Walk through of home
- All 'before' pictures taken
- Full report (written & CD Rom)
- Presentation and discussion of report
- Home Staging Education

Home Staging Project Management

- Shopping for all accessories & supplies
- Selections of paint colours, window coverings, flooring
- Hiring and managing of contractors including painters, floor installers, carpet cleaners & carpenters
- Perform all home staging details including re-arranging furniture, modeling the home, de-cluttering, depersonalizing, and accessorizing
- If necessary, manage the process of renting furniture and accessories for a home

Jody Adams

Home and Resale Decorator

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Visit our main website to preview our portfolio & sign up for our newsletter!

 **LifeStylesDecor**

Sell Your Home Faster and for More Money – Today!



By Staging It...

Home Staging is the process of decorating your home for re-sale using cost-effective methods. We use techniques such as neutralizing, eliminating clutter, re-painting, renting furniture and creating the illusion of space, so that potential buyers can immediately visualize themselves living there.

 **LifeStylesDecor**

Decorating for SALE, Decorating for LIFE

**Your Home Staging and Decor Partner
for the Durham Region & GTA Area**



The Best Investment for Everyone's #1 Investment

For the past year we've helped **Home Owners, Real Estate Agents, Mortgage Reps, Banks, Mortgage Brokers** and **Home Appraisers** in the Durham and GTA area **Maximize Re-Sale Value and Minimize Stress!** Count on us to be flexible, on time, reliable and client focused. Backed by solid training, real-life experience and impressive sales figures, we can prove that **Home Staging Works!** We are committed to building great relationships and creating win-win solutions. You could say we're perfectionists with every detail, but when it comes to everyone's #1 investment, should you expect anything less?



Don't Miss Out!

Home Owners: There's a reason why the rich, famous and even your neighbours have been using Home Staging for years – **Home Staging is a proven return on your investment!** The longer your home sits on the market, the less it sells for. So, if you want to see a SOLD sign on your property and more cash in your wallets – call LifeStyles Decor to Stage your Home TODAY!

2005 Highlights:

Vacant home in Whitby

Listed: \$236,900
Spent: \$ 1,584
Sold: **\$235,000 – in 8 days**

85 year old Cottage in Pickering

Originally listed: \$210,000
Spent: \$ 3,600
New listing price: \$250,000
Sold: **\$255,000 – in 2 days**

60 year old home in Toronto

Listed: \$440,000
Spent: \$ 2,400
Sold: **\$505,000 – in a 36 hour bidding war!**

"...LifeStyles Decor rolled out the red carpet. They immediately called my client and took care of all the details. The house was priced at \$439,000 and sold at \$505,000. LifeStyles Decor went beyond the call of duty"
- **Valerie Benchitrit, Sutton Group Associates Realty Inc.**



Pricing and Details

Consultation:	\$200 – Home Owners and Real Estate Agents
Project Management:	\$50 – \$75/hour
Total Project Budget:	Ranges from 0.5% – 1% of home listing price

We provide a 100% guarantee on our work

- ❖ ALL contractor fees, furniture and accessory rentals, flooring, window coverings, paint & supplies are extra
- ❖ Several payment options available including MasterCard, Visa, Amex, PayPal, Email, Online Banking or Cheque
- ❖ Available 9 am – 9 pm Monday – Sunday
- ❖ Booking time – 24 – 72 hours

