HOME STAGING / 01

BUILD THE PROPERTY BRIEF

Give every staging provider the same property, room, people, and timing context.

A helpful preparation resource from PickYourPro.ai. Fill in digitally or print. Keep your completed copy private.

Property type, approximate layout, occupied or vacant status, and decision-makers

Reason for staging and the outcome I want providers to understand

Rooms or areas in scope, priority order, and spaces specifically out of scope

Target installation, photography, listing, showing, event, and removal windows

Occupants, pets, active work, building, access, parking, loading, or elevator context

My three priorities for the first staging conversation

Preparation only. Not interior-design, appraisal, valuation, brokerage, marketing, fair-housing, copyright, contract, structural, electrical, accessibility, safety, or legal advice.

HOME STAGING / 02

MAP ROOMS, ITEMS, AND LOGISTICS

Separate what exists now from what each provider proposes.

Room-by-room existing furniture, art, accessories, fixtures, and condition notes

Client items that may stay, move, store, return, sell, or need a separate decision

Provider-proposed furniture, accessories, textiles, art, plants, or other rental inventory

Delivery, installation, assembly, placement, protection, maintenance, refresh, and substitution scope

Removal, packing, return, storage, cleanup, restoration, damage, or missing-item process

Photography, virtual staging, file delivery, editing, disclosure, and image-use questions

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HOME STAGING / 03

PREPARE ACCESS AND HANDOFF

Tick only what is known or ready to discuss. Keep sensitive access details private.

- [ ] Rooms in and out of scope are identified
- [ ] Occupied or vacant status and decision-makers are clear
- [ ] Existing and provider-owned items are separated
- [ ] Installation, photography, listing, showing, and removal windows are listed
- [ ] Access codes and sensitive occupant details are excluded from this worksheet
- [ ] Delivery, maintenance, removal, storage, and restoration responsibilities are ready to discuss
- [ ] Image deliverables and permissions will be documented in writing
- [ ] Every provider will receive the same high-level staging brief

Private process for keys, lockboxes, alarms, occupants, pets, and on-site contacts

Building, loading, parking, elevator, insurance, other-trade, or showing coordination questions

Inventory acceptance, condition photos, approvals, completion records, and final handoff promised

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HOME STAGING / 04

QUESTIONS FOR THE STAGING PROVIDER

Record what the provider proposes instead of filling gaps with assumptions.

Scope: how are rooms, services, inventory, condition, substitutions, and exclusions documented?

Logistics: who handles access, delivery, installation, protection, maintenance, and other coordination?

Inventory: how are ownership, condition, damage, loss, storage, return, and restoration recorded?

Images: what photography or virtual work is included, and how are delivery, revisions, use, and permissions handled?

Schedule: how are installation, showings, extensions, early removal, cancellations, and access failures handled?

Proposal: what assumptions, written terms, responsibilities, change process, and handoff are included?

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HOME STAGING / 05

COMPARE THE SAME STAGING SCOPE

Use A and B in every box. Clarify differences before choosing.

Provider A / Provider B / walk-through and proposal dates

Rooms, consultation, rental inventory, delivery, installation, maintenance, and removal - A / B

Access, schedule, item condition, damage, storage, images, permissions, and handoff - A / B

Written terms, assumptions, exclusions, change process, complete price structure, and open questions - A / B

READY TO HEAR FROM PROS?

Create an account on PickYourPro.ai and start a Home Staging request. Share the property, rooms, occupancy, existing items, access, timing, and requested services at a high level so participating pros can compete with proposals. Compare room scope, rental inventory, logistics, image permissions, written terms, and fit. Keep codes and private details out of the request.

One request. Every pro's best offer.

Start a request

Participation varies. A property walk-through, inventory review, and logistics conversation may be needed before a final proposal.

Planning guide: https://www.pickyourpro.ai/services/home-staging

Federal Trade Commission: How to avoid a home improvement scam (official reference)

U.S. Copyright Office: What photographers should know about copyright (official reference)

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