RENTAL DESIGN · REMOTE, ANYWHERE IN THE U.S.

# Returns by Design

Rentals designed to earn more, wherever they are. Designed by video, set up by your local crew.

## REMOTE PACKAGES

| Package | 1–2 bedrooms | 3 bedrooms | 4 bedrooms | 5+ or large homes |
|---|---|---|---|---|
| **Booking Checkup**<br>Listing, photo and pricing review with a written action plan. Done by video. Credited toward any package. | | $300 | | |
| **Remote Design Plan**<br>Design boards, floor plan, shopping links and a setup guide. You buy and set up. | $1,500 | $2,000 | $2,500 | Call for price |
| **Remote Refresh**<br>A new look using some of your furniture. I order everything; your local crew sets it up with my guidance. | $3,500 | $5,250 | $6,750 | Call for price |
| **Remote Refresh, Luxury**<br>Everything in Remote Refresh, with high-end decor, linens and statement pieces. | $9,500 | $13,750 | $18,000 | Call for price |
| **Remote Full Setup**<br>Empty home to guest-ready, with amenities guests book for. I order and track every piece; your local crew assembles with my guidance. | $15,000 | $21,500 | $28,000 | Call for price |
| **Remote Full Setup, Luxury**<br>Everything in Remote Full Setup, with designer furniture, high-end finishes and premium bedding. | $33,500 | $48,000 | $62,500 | Call for price |

Refresh and Full Setup prices include design, furniture and decor; shipping is billed at cost. Living room, kitchen, dining, bathrooms and entry are always included. Beds, mattresses and sofas are always new.
**Full Setup extras:** $750 per extra indoor space (game room, office, bonus room); outdoor spaces from $1,000.

## HOW IT WORKS

1. Free 15-minute call to talk through your goals.
2. Video walkthrough, then a written quote. You approve the design before anything is ordered.
3. Payment: 75% to start, which covers furniture and decor, and 25% at completion.

## WHY WORK WITH ME

I own and run rentals in Texas and Ohio, and spent 6+ years in sales and marketing at Amazon and AWS. I design for bookings and revenue, and spend your money like it's mine.

# Get booked, not just set up

Add any of these to a package, or book them on their own.

| Service | Price |
|---|---|
| **Listing setup**<br>Listing write-up, pricing, house rules and guest guidebook on Airbnb, Vrbo, Booking.com, Furnished Finder or Zillow. | **$300 per listing** |
| **Website design and build**<br>Your own rental website with a booking calendar, up to 5 pages and a Google connection, so guests can book without platform fees. | **$2,000** |
| **Website upkeep (optional)**<br>Photo and price updates, small edits and a monthly booking calendar check. | **$100 a month** |
| **Ordering and shipping**<br>Add to a Remote Design Plan: I buy everything on your plan and ship it to your door. You just put it together. | **15% of item total**<br>$500 minimum; shipping at cost |
| **Professional photos**<br>I book and manage a real estate photographer in your area. | **$400 / $500 / $600**<br>1–2 / 3 / 4+ bedrooms |
| **Social media setup**<br>Instagram and Facebook pages for your rental: bio, profile photo and first 9 posts. | **$400** |
| **Clean-out**<br>I hire and manage a junk removal crew in your area to clear the home before setup. | **From $400**<br>quoted after video walkthrough |
| **On-site setup**<br>I travel to your property for hands-on setup and styling. | **Quoted by location**<br>travel and lodging at cost |

Website domain, hosting and booking software are paid by you directly, so you always own your site.

**Rental in San Diego?** Ask about local packages, with in-person walkthroughs, sourcing and styling.