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 Listing, photo and pricing review with a written action plan. Done by video. Credited toward any package.		$300		
Remote Design Plan 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 A new look using 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 Everything in Remote Refresh, with high-end decor, linens and statement pieces.	$9,500	$13,750	$18,000	Call for price
Remote Full Setup Empty home to guest-ready. 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 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 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 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) Photo and price updates, small edits and a monthly booking calendar check.	**$100 a month**
Ordering and shipping 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** $500 minimum; shipping at cost
Professional photos I book and manage a real estate photographer in your area.	**$400 / $500 / $600** 1–2 / 3 / 4+ bedrooms
Social media setup Instagram and Facebook pages for your rental: bio, profile photo and first 9 posts.	**$400**
Clean-out I hire and manage a junk removal crew in your area to clear the home before setup.	**From $400** quoted after video walkthrough
On-site setup I travel to your property for hands-on setup and styling.	**Quoted by location** 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.