

VACATION RENTAL

# Furniture and Decor Budget Guide



[www.jenniferfarisinteriors.com](http://www.jenniferfarisinteriors.com)



## A Little Bit *ABOUT ME...*

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With a passion for transforming spaces into unforgettable experiences, I'm Jennifer, an interior designer with a creative instinct and an eye for detail. My background in the vacation industry enables me to optimize spaces for both aesthetic appeal and functionality. I understand the desires of discerning travelers, which I infuse into every design project. Oh, and I happen to be a photographer so your listing photos, whether taken by me or a trusted colleague - will be gorgeous!

# Better Quality Furnishings Equals Higher Returns

Did you know that investing in better quality furnishings can significantly increase your nightly rate and occupancy rates as an Airbnb investor or owner?



According to a study by Evolve, properties with higher quality furnishings can command up to 71% higher nightly rates and up to 26% higher occupancy rates than those with lower quality furnishings.

## Why is this the case?

First, high-quality furnishings can make your property more attractive to potential guests. They convey a sense of luxury, comfort, and style, which can help you stand out in a crowded market. Guests are often willing to pay more for a property that looks and feels premium.

Second, better quality furnishings can also enhance the guest experience. Guests who feel comfortable and pampered are more likely to leave positive reviews and recommend your property to others, leading to higher occupancy rates over time.

**Investing in better quality furnishings doesn't have to break the bank, either.**

I work with a multitude of wholesale, reputable suppliers and take advantage of bulk purchasing discounts, so you can get high-quality furnishings at reasonable prices. And by factoring in the potential return on investment from higher nightly rates and occupancy rates, you may find that the cost is well worth it.

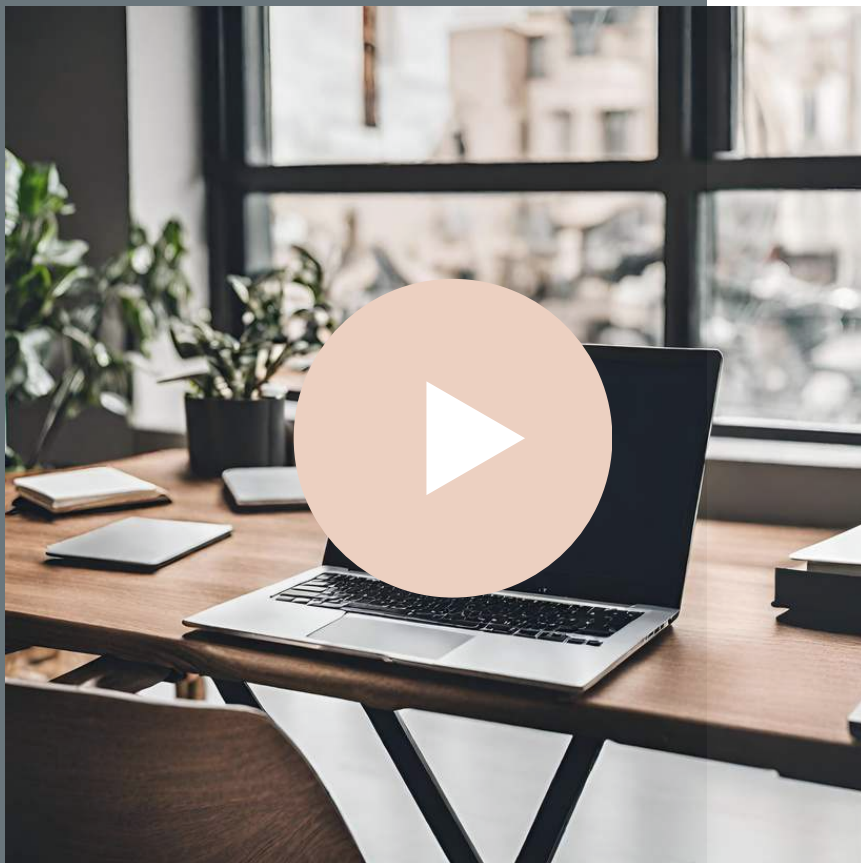
**So if you're looking to boost your Airbnb returns, consider going with an expert and upgrading your furnishings today. Your guests (and your wallet) will thank you for it.**

[Click here to  
REQUEST A QUOTE](#)

# watch my video

## How to calculate your costs and use this guide...

A quick how-to video  
on the budget guide  
below.



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# LIVING ROOM

## BUDGET GUIDE

The Living Room is most likely the largest space in your home. With more square feet, comes more furniture. In the Living room, it's important with all that furniture to stay on budget. Take a look at this guide to help you decide what items are important in your budget and what budget category you fit under before our project begins.

ITEM	DECENT	GOOD	BETTER
	IKEA/Amazon/Target - Least Expensive and Needs Assembly	For Mid-Tier STR's - Local Furniture Store/WayFair	Mid-Luxury Mix Trade Sources & Retail - Pottery Barn/CB2
Large Floor Rug 8x10	\$300.00	\$400.00	\$1,000.00
Large Floor Rug 9x12	\$400.00	\$450.00	\$1,100.00
Sofa	\$700.00	\$1,000.00	\$2,500.00
Sleeper Sofa	\$1,000.00	\$1,200.00	\$3,500.00
Sectional	\$2,000.00	\$1,500.00	\$5,000.00
Side Chair	\$200.00	\$600.00	\$1,000.00
Coffee Table	\$300.00	\$500.00	\$1,000.00
Side Table	\$150.00	\$300.00	\$600.00
Media Console	\$300.00	\$700.00	\$1,000.00
Tall Shelves/Bookcase	\$200.00	\$1,500.00	\$1,500.00
Console	\$150.00	\$500.00	\$800.00
Ottomans & Poufs	\$100.00	\$250.00	\$500.00
Floor Lamp/Bulb	\$100.00	\$300.00	\$400.00
Table Lamp/Bulb	\$60.00	\$200.00	\$300.00
Accent Pillows 20X20	\$35.00	\$80.00	\$120.00
Side Chair Pillows 22X22	\$50.00	\$100.00	\$150.00
Accessory Arrangement	\$75.00	\$150.00	\$400.00
Art/Mirror	\$100.00	\$250.00	\$500.00

**TOTALS:**

# DINING ROOM

## BUDGET GUIDE

The Dining Room is where your family comes together to break bread and share memories. The bulk of the budget of the space should be spent between the table and chairs. Those items will be investment pieces. Take a look at this guide to help you decide what items are important in your budget and what budget category you fit under before our project begins.

ITEM	DECENT	GOOD	BETTER
	IKEA/Amazon/Target - Least Expensive and Needs Assembly	For Mid-Tier STR's - Local Furniture Store/WayFair	Mid-Luxury Mix Trade Sources & Retail - Pottery Barn/CB2
Large Floor Rug 8x10	\$300.00	\$400.00	\$1,000.00
Large Floor Rug 9x12	\$400.00	\$450.00	\$1,100.00
Dining Table for 6	\$500.00	\$700.00	\$1,500.00
Dining Chair	\$125.00	\$170.00	\$500.00
Bar Stools	\$70.00	\$350.00	\$700.00
Sideboard/Buffer	\$300.00	\$800.00	\$1,700.00
Table Lamp/Bulb	\$60.00	\$200.00	\$300.00
Accessory Arrangement	\$75.00	\$150.00	\$400.00
Art/Mirror	\$100.00	\$250.00	\$500.00

**TOTALS:**

# BEDROOM

## BUDGET GUIDE

The Main Bedroom is a sanctuary for many. It's important to invest in a quality bed with matching bedding that will last for years to come. Take a look at this guide to help you decide what items are important in your budget and what budget category you fit under before our project begins.

ITEM	DECENT	GOOD	BETTER
	IKEA/Amazon/Target - Least Expensive and Needs Assembly	For Mid-Tier STR's - Local Furniture Store/WayFair	Mid-Luxury Mix Trade Sources & Retail - Pottery Barn/CB2
Large Floor Rug 8x10	\$300.00	\$400.00	\$1,000.00
Large Floor Rug 9x12	\$400.00	\$450.00	\$1,100.00
Bed Frame - King	\$250.00	\$600.00	\$2,000.00
Bed Frame - Queen	\$150.00	\$400.00	\$1,700.00
Bed Frame - Twin	\$130.00	\$300.00	\$1,500.00
Bunks -Twin over Queen-Wood	\$700.00	\$1,200.00	\$2,600.00
Bunks- Metal Frame	\$250.00	\$1,000.00	\$1,800.00
K-Mattress	\$500.00	\$700.00	
Q-Mattress	\$370.00	\$550.00	
Dresser	\$400.00	\$1,000.00	\$1,800.00
Bench at foot of bed	\$120.00	\$250.00	\$700.00
Simple Desk	\$150.00	\$500.00	\$1,100.00
Nightstands	\$100.00	\$350.00	\$700.00
Table Lamp/Bulb	\$60.00	\$200.00	\$300.00
Sheet Set	\$40.00	\$100.00	\$250.00
Comforter/Quilt	\$80.00	\$200.00	\$350.00
Bed Pillows Set of 2	\$35.00		
Side Chair	\$200.00	\$600.00	\$1,000.00
Accent Pillows 20x20	\$35.00	\$80.00	\$120.00
Euro Pillows 22x22	\$50.00	\$100.00	\$150.00
Accessory Arrangement	\$75.00	\$150.00	\$400.00
Art/Mirror	\$100.00	\$250.00	\$500.00

**TOTALS:**

# ENTRYWAY

## BUDGET GUIDE

The entry is the guest's "first impression" and a good place to connect right away with a Welcome book or wifi sign. Take a look at this guide to help you decide what items are important in your budget and what budget category you fit under before our project begins.

ITEM	DECENT	GOOD	BETTER
	IKEA/Amazon/Target - Least Expensive and Needs Assembly	For Mid-Tier STR's - Local Furniture Store/WayFair	Mid-Luxury Mix Trade Sources & Retail - Pottery Barn/CB2
Area Rug 5x7	\$200.00	\$350.00	\$800.00
Area Rug 8x10	\$300.00	\$400.00	\$1,000.00
Console Entry Table	\$150.00	\$500.00	\$800.00
Side Chair	\$200.00	\$600.00	\$1,000.00
Accent Pillows 20x20	\$35.00	\$80.00	\$120.00
Table Lamp/Bulb	\$60.00	\$200.00	\$300.00
Accessory Arrangement	\$75.00	\$150.00	\$400.00
Art/Mirror	\$100.00	\$250.00	\$500.00

**TOTALS:**



# Struggling with Vacation Rental Design Overwhelm?

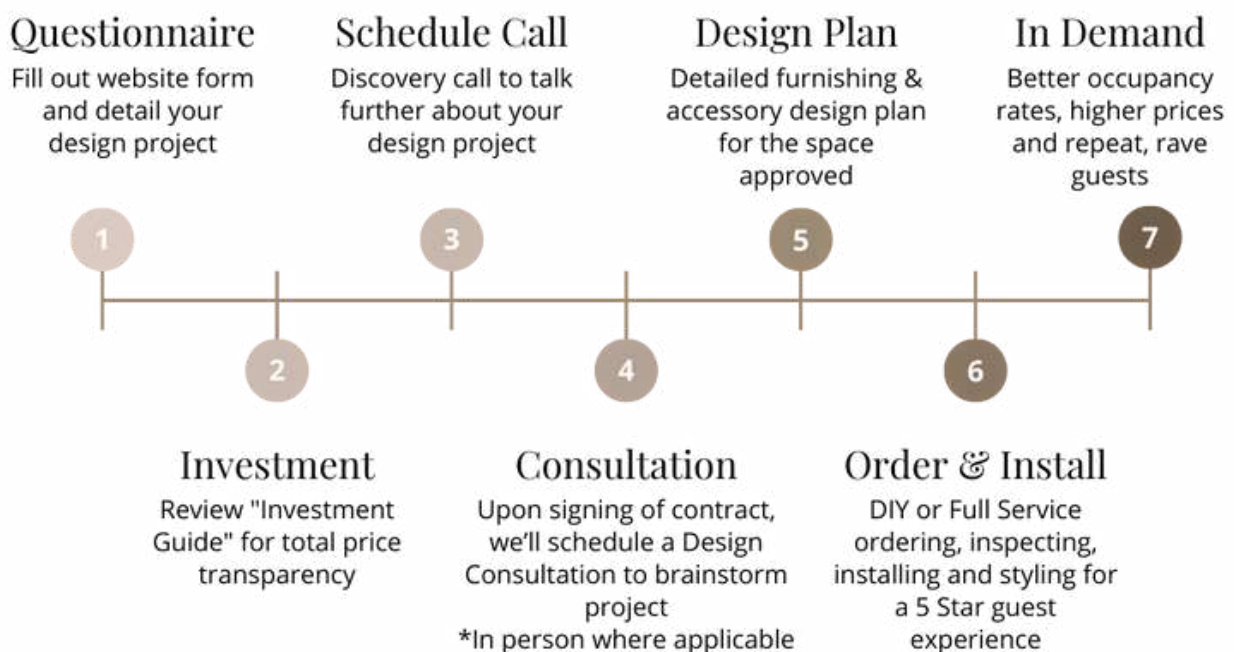
**We get it and that's why I specialize in the vacation rental design industry and understanding what your guest wants.**

It's tough pulling it all together and remembering every, single detail that goes into creating a perfect vacation experience and happy, repeat guest who will give your property that critical rave review.

**Location, price, and reviews are all important, but what really seals the deal? Beautiful photographs of well-designed rooms.** Creating beautiful, well-designed spaces that stand-out in your marketing is the beginning. Making the rental design profitable and easy-to-manage is about finding quality, efficient product at the best price... yesterday.

**Speedy, smart design, so your rental is making money ASAP!**

*Typical Timeline is 8-12 weeks total  
(depending on size and location of project):*



# Let's Get Started!

Got Questions?

[CLICK TO SCHEDULE A  
FREE DISCOVERY CALL](#)

Want a Quote?

[CLICK TO FILL OUT AN  
INQUIRY FORM](#)

Please let me know if you have any questions after spending some time going through this budget guide. I look forward to hearing from you!

Jennifer

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VACATION RENTAL



DESIGN EXPERT