

Short Term Rental

SETUP & STYLING



Here on O‘ahu, where guests come to recharge and experience island living, thoughtfully designed short-term rentals stand apart. While regulations limit which properties qualify for legal STR use, those that do benefit greatly from intentional, elevated design. We partner with owners to create refined, guest-ready spaces that reflect the locale and the level of hospitality today’s travelers expect, offering everything from design planning for DIY implementation to full-service STR redesign implementation.

Full STR redesign includes an in-depth consultation with a detailed investment estimate, curated mood boards, comprehensive design plans, and one revision meeting before full implementation for a ready made STR! Projects are structured in three phases: design fees are due prior to commencement of planning and drawings; once the design is approved, full payment for furnishings – including any requested vendor services such as wallpaper or lighting installation – is due prior to beginning sourcing; and installation fees are due upon project completion. We also coordinate professional photography and guest book creation so your property is fully prepared to launch and positioned for five-star reviews.

*When considering setting up an STR or MTR, please consult a realtor and/or real estate attorney for property specific legal guidelines before moving forward. Our redesign team does NOT offer any legal advice regarding STRs or MTRs.

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SHORT TERM RENTAL REDESIGN

Price List

DIY REDESIGN PLANNING (1 ROOM/AREA) \$500

Includes consultation, room layout drawing(s), idea board with purchase links for furniture & décor, follow-up consultation, and up to one hour of revision work for one room/area. Requests for additional revision work will be charged at an designer hourly rate.

FULL STR DESIGN IMPLEMENTATION **Varies**

Estimated will be provided after consultation based on size of property and scope of services needed.

ADDITIONAL REDESIGN SERVICES

Designer Hourly Fee\$100/Hour

Product Sourcing 20% of Retail Price

Installation Hourly Fees \$40+/Hour*

(*Designer Only - \$100/Hr, Additional Installers \$40/Hr)

Product StorageVariable

(Based on Current Rates and Availability)

Vendor Management Fee 10% of Vendor Cost

(Handyman, Photographer, Moving Services, Etc.)

All fees charged by HHS for Redesign Services will incur a 4.712% Hawaii General Excise Tax. All credit card payments will be subject to a 2.9% processing fee, but if you wish to avoid those fees, payment may be made via ACH Bank Transfer Payments via our secure invoicing system (Square/Plaid).

