

ATTORNEY REVIEW SET

Selected Prosha Interiors Correspondence

Chronological compilation of email messages selected through the Prosha Email Reviewer. Original message metadata and source hashes are included for traceability.

MESSAGES	2
DATE RANGE	Feb 19, 2025, 6:54:50 PM UTC through Feb 20, 2025, 10:04:48 PM UTC
GENERATED	July 28, 2026 at 4:37:00 PM PDT
ORDERING	Chronological by normalized UTC timestamp

CONFIDENTIAL - PREPARED FOR ATTORNEY REVIEW

DOCUMENT INDEX

Selected messages in chronological order

NO.	DATE (UTC)	FROM	SUBJECT
1	Feb 19, 2025, 6:54:50 PM UTC	Lisa Wilson <lisagwilson@gmail.com>	Re: Design Agreement + Welcome Guide
2	Feb 20, 2025, 10:04:48 PM UTC	Prosha Korangy <pk@proshadesign.com>	Re: Design Agreement + Welcome Guide

Re: Design Agreement + Welcome Guide

DATE	Wed, 19 Feb 2025 13:54:50 -0500
NORMALIZED UTC	Feb 19, 2025, 6:54:50 PM UTC
FROM	Lisa Wilson <lisagwilson@gmail.com>
TO	Prosha Korangy <pk@proshadesign.com>
CC	Julie Angiolillo <julie.angiolillo@gmail.com>; Alex Malison <alexmalison@gmail.com>
MESSAGE-ID	<CAMuLS_XCPuFXE0N.JjSBQ0WYMD0njfZTjfRO_FPzbVmZQbU3ywQ@mail.gmail.com>
SOURCE FILE	2025-02-19_185450Z__000006__lisagwilson@gmail.com__Re- Design Agreement + Welcome Guide.eml
SHA-256	baa7dda6d290ae7a24e3789688c221a98877d5f21d10794f324e934031e09cb2

Message body

Hi Prosha & Julie -

In looking over your contract, it appears you've raised your design fee to \$19,800 but my understanding was that it would remain at \$15,000 if we reduced the scope of the project to exclude the two guest bathrooms and the study. Can you please clarify this for me?

In the meantime, it also appears that we can't send the entire deposit via Zelle so am wondering if there's a way to send the deposit via ACH. We will also return from Mexico on the 22nd so could pay the deposit by check on our return. Please let me know what works best for you.

Thanks,
Lisa
(202) 905-6103

On Mon, Feb 10, 2025 at 8:22 AM Prosha Korangy <pk@proshadesign.com> wrote:

> Good morning,
> Thank you for the breakdown. Yes, it is feasible. We will still include
> the guestroom design and you can decide whether you would like to pursue it.
>
> *Next steps:*

- > - Kindly sign the docusign (you should receive it following this email)
- > and submit the deposit via attached invoice or link
- > <<https://pro.houzz.com/manage/d/request-payments/3637628/client?id=3637628&publicCode=06d638a2-56df-4f0a-94f0-0adbb3c6c5a&shareMethod=Copied+Link&entityType=requestPayment>>
- > .
- > - Julie and I will get started on the design ASAP. Thanks again for
- > sending the plans.
- > - We will need 2 weeks to get our ideas and initial estimates together so
- > we will reach back out closer to the end of the month for our first design
- > concept meeting. If you have any scheduling conflicts for the last week of
- > February, let us know; otherwise, we will send you a meeting invite as it
- > gets closer.
- >

> If you have the kitchen cabinet company that would be helpful. If not, no
> worries we will work around it.
>
> Look forward to working together!
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>
> Prosha + Julie
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On Fri, Feb 7, 2025 at 7:23 PM Lisa Wilson <lisagwilson@gmail.com> wrote:
>
>> We're not expecting to include your \$15,000 fee in our \$150,000 budget
>> but do hope the budget can cover furnishings, materials, construction
>> and labor costs to complete:
>>
>> - the downstairs space (excluding the guest bath)
>>
>> - the display space in the stairway and
>>
>> - the master bedroom
>>
>> Let us know if that seems like a feasible budget.
>>
>> Thanks!
>> Lisa
>>
>>
>>
On Fri, Feb 7, 2025 at 12:29 PM Prosha Korangy <pk@proshadesign.com>
>> wrote:
>>
>>> Hi Lisa,
>>>
>>> We are grateful you and Alex reviewed the budget closely. It will help a
>>> great deal when we begin to focus on which design choices will bring you
>>> the most value. The \$200,000 suggested budget was a "wish list" from
>>> everything we heard and discussed during our initial meeting. It considered
>>> bathroom updates, cabinet refinishing in the kitchen, custom built-ins,
>>> adjusting the electrical plan (possible removal of some can lighting, new j
>>> box installed above the dining table), etc.
>>>
>>> We want to clarify the original \$150,000 budget from your January 3rd
>>> email vs. the \$100,000 interior design budget you reference below. Did the
>>> original \$150,000 include furnishings, materials, construction labor costs
>>> and our design fee?
>>>
>>> Please note if the \$150,000 includes the construction labor costs and

>>> design fee our fee may have to increase a bit as it was calculated based on
>>> a higher furnishings budget (we hope you'll understand as finding quality
>>> pieces at slightly lower prices takes us more time while lowering our
>>> procurement fee). That said, we are confident we can help you create a
>>> home you adore within your budget!

>>>

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>>> Best,

>>> Prosha and Julie

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>>> On Thu, Feb 6, 2025 at 6:42 PM Lisa Wilson <lisagwilson@gmail.com>

>>> wrote:

>>>

>>>> Hello Prosha and Julie -

>>>> Sorry for the delayed reply to your proposal. The slow response does

>>>> not indicate a lack of enthusiasm for working with you guys on the

>>>> project. We first got busy with a long overdue family vacation but then

>>>> also had to take a hard think about the budget you proposed.

>>>>

>>>> We're totally on board with your design fee of \$15,000 but as you may

>>>> recall from my first email our original budget for interior design was

>>>> \$100,000. And, unfortunately, raising that amount by 100% is not something

>>>> we can afford to do right now. We're hoping, however, that if we put a

>>>> hold on doing any actual construction in the downstairs and guest bathrooms

>>>> that you guys would be comfortable working within a 50% increase to our

>>>> original budget. In other words, we're hoping that \$150,000 would allow

>>>> you the flexibility to get things right in the kitchen, living room, DR and

>>>> master bedroom. 🙌

>>>>

>>>> As for working with an art consultant, we'd certainly love to do that

>>>> but assume it wouldn't work with our budget.

>>>>

>>>> Either way, we look forward to hearing your thoughts.

>>>>

>>>> Thanks

>>>> Lisa & Alex

>>>>

>>>> On Mon, Jan 20, 2025 at 2:31 PM Prosha Korangy <pk@proshadesign.com>

>>>> wrote:

>>>>

>>>>> Hi Lisa + Alex,

>>>>> Attached please find a copy of the design agreement. Let us know if

>>>>> you would like to set up a call to review it together.

>>>>>

>>>>> Below are a few key points to highlight:

[illegible]

Attachments recorded in source email

No attachments

The complete MIME message and attachment bytes remain preserved in the corresponding source .eml file.

Re: Design Agreement + Welcome Guide

DATE	Thu, 20 Feb 2025 17:04:48 -0500
NORMALIZED UTC	Feb 20, 2025, 10:04:48 PM UTC
FROM	Prosha Korangy <pk@proshadesign.com>
TO	Lisa Wilson <lisagwilson@gmail.com>
CC	Julie Angiolillo <julie.angiolillo@gmail.com>; Alex Malison <alexmalison@gmail.com>
MESSAGE-ID	<CAC1A+Q6jkASF1O+yVgDF+KSkHqB+PM0_iZ5cgzhd4L1bu_PYqg@mail.gmail.com>
SOURCE FILE	2025-02-20_220448Z__000007__pk@proshadesign.com__Re- Design Agreement + Welcome Guide.eml
SHA-256	258414b9ecb3bd9109c5dcbcc7c083e566f72e45eb1925a1986aa19031f42798

Message body

Hi Lisa,
Apologies for not clarifying that in my previous email. I followed up with a call last week to explain. Every project is based on a certain \$/SF + time spent procuring items. Reducing the scope means we are reducing the total spend. The pendulum then swings to the set fee because we need to value engineer ideas to achieve the same vision at a lower spend. That is why a \$150,000 budget is possible but we need to increase the total design fee.

We would like to keep the bathrooms and guest room in the scope at the \$150,000 budget. Developing a cohesive design all at once will give you better results :) If for some reason we run into budget constraints we can always remove those items. The potential constraint won't be the material cost - it could be the labor. Maybe your house manager can do it later or next year for you since she loves design!

Julie and I are always available if you have any other questions. I hope this was helpful.

You can pay by ACH or check. For ACH you can use the routing and account number on the invoice. If it requires any other information let me know.

For checks please make it payable to:

Prosha Interiors + Design

1500 Washington Street

#8S

Hoboken, NJ 07030

Thank you,
Prosha

On Wed, Feb 19, 2025 at 1:55 PM Lisa Wilson <lisagwilson@gmail.com> wrote:

> Hi Prosha & Julie -

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>>>>> Lisa & Alex
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>>>>>> Attached please find a copy of the design agreement. Let us know if
>>>>>> you would like to set up a call to review it together.
>>>>>>
>>>>>> Below are a few key points to highlight:
>>>>>>
>>>>>>> - After our discussion we increased the material budget from
>>>>>>> \$150,000 to \$200,000. The increase accounts for the scope in the kitchen,
>>>>>>> lighting throughout and materials associated with the bathroom updates.
>>>>>>> - The design fee is a \$15,000 base fee and 20% of all purchases
>>>>>>> as the procurement fee. The procurement fee is factored into the material
>>>>>>> budget.
>>>>>>> - Custom millwork and furniture is not included in the design
>>>>>>> fee. This will be handled on an hourly basis since extensive drafting,
>>>>>>> material and fabricator coordination, and project management is required.

>>>>> - Construction budget is *TBD *in the agreement because this is
>>>>> scope dependent. Once we have developed the design, identified the
>>>>> materials we will prepare to bid the contractor out. All construction is
>>>>> bid out to 3 contractors. We have local trusted companies we are happy to
>>>>> contact. If you have a contractor to bid for the project - let us know and
>>>>> we are happy to include them as well.
>>>>> - To execute the agreement, please sign and process the deposit.
>>>>> See attached invoice to process the payment. You can process the payment
>>>>> via zelle or QR code on the 2nd page of the invoice via bank or wire
>>>>> transfer.
>>>>>
>>>>>
>>>>> A few items we need (if you have them) once the contract is approved:
>>>>>
>>>>> - Kitchen cabinet company
>>>>> - Tile specification for the 1st floor and master bathrooms
>>>>> - Guestroom built-in company
>>>>> - Are you comfortable collaborating with an art consultant? They
>>>>> are specialists in the art world who provide a wealth of knowledge based on
>>>>> your style. Note: the typical fee structure for the consultant is a
>>>>> percentage of the artwork.
>>>>>
>>>>> Julie and I are very excited to start working through the design of
>>>>> your beautiful home!
>>>>>
>>>>> Warm regards,
>>>>> Prosha
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Attachments recorded in source email

No attachments

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