



PAS Staging Service Agreement

This staging service contract, entered into by and between _____, and Rave ReViews Home Staging, LLC, hereinafter referred to as "STAGING COMPANY", this day of _____.

Staging service is to be provided at _____
Items may not be removed or moved elsewhere without written approval of Staging Company.

It is agreed to as follows:

1. Service contract is considered valid under the following terms and conditions.

- A. Staging period is month-to-month, and may be terminated at any time.
- B. Staging rental calculation will be based on estimated listing fee of \$_____ x .003 = \$_____ per month plus tax (.07). This includes the use of furniture, art, rugs, and accessories, as necessary for all interior spaces of the home. Should staging occur after the 10th of each month, the initial invoice will be prorated to the beginning of the next month, at the daily rate of: \$_____ plus tax (.07) and must be paid, in addition to the first month.
- C. Staging fee of \$_____, which is based on square footage of the home, will be added to initial invoice, **as well as a one-time delivery/pick up fee of \$195.**

Staging fee calculation:

- Homes under 2500 sqft = \$595
- Homes 2500 sqft to under 4000 sqft = \$795
- Homes 4000 sqft and above = \$995

- D. Initial fees are due PRIOR TO STAGING. Monthly fees are due by the 1st of each month. Late fee of 10%, minimum of \$35, will be added to each invoice after the 5th. Payments not received by the 20th of each month, property will be immediately destaged.
- E. Seller must provide a minimum of ten (10) days written notice for destaging - email & fax are acceptable. Emergency destaging services of less than two (2) business days will be billed a \$195 fee. It is the responsibility of the seller to notify us with any changes to staging or destaging dates.

2. Staging Company shall provide all materials necessary for staging services with the exception _____ of:

_____ N/A _____



Staging Company, in its sole and absolute discretion, will determine the design for staging including selection and arrangement.

- A. Window treatments are not a standard part of our staging services but can be provided for an additional cost of N/A .
- B. Exterior Spaces, including front porches, screened and covered back porches, and balconies are not a standard part of our staging services but can be provided for an additional cost of n/a .

Because placement of furniture, lighting, art, accessories, and rugs are carefully thought out and used to highlight features of the homes or distract from negative aspects of the home, altering any placement or design decisions can alter the effectiveness of our services, doing so may be reason for immediate termination of agreement. No refunds will be given. Change of props after Staging Company has completed their design plan, customer will be charged a \$150 fee..

3. Seller may terminate this agreement at any time by providing written notice ten (10) days prior to termination date. After the second (2nd) FULL month, any unused days in the 3rd, or following, monthly bills, will be refunded, using method of invoice payment. (Ex: pay by CC, refunded by CC)

- A. All Staging Company props must be removed at least one (1) business day prior to “CLOSING” of property.
- B. Once destaging is set, it is the responsibility of the Seller to notify Staging Company of any changes, including but not limited to, change of closing to an earlier or later date or contract fall through.
- C. Staging Service Contract is considered fulfilled once destaging has taken place.

4. Seller shall maintain all props (including furniture, lighting, art, rugs, and accessories) in the condition they were when delivered. In the event that any props are lost, stolen, damaged, convey with the home due to non-notice of Seller, or are for any reason not returned in same condition they were in when placed into home, Seller agrees to pay Staging Company for replacement of props.

Damages to wall from nail holes from picture hangers, scratches from art wires, markings from measurements behind art, etc will not be patched, painted, or repaired. This is the responsibility of the seller. Additionally, Staging Company will not clean up dust and debris accumulated during time on market. It is common for dust and dirt to get caught up in carpetings during showings as buyers track through the properties.

5. Staging Company has the right to periodically check on the condition and placement of props in property. House will be [X] vacant [] occupied. Staging Company will make an appropriate showing appointment via ShowingDesk if that option is available. Occupied homes will be provided a 24 hour notice. Vacant homes will be at-will. Seller will provide staging company



access to the house by [] providing a combination lockbox code _____ or [] provide Staging Company a key and allow a combination lockbox to be placed on the house for employee use as necessary.

6. Professional photos will be provided to the Seller and their Real Estate Agent (REA) for use in marketing the property and the use of staging services in their business model so long as they provide credit in the Agent Private Remarks section of MLS that says, "Staging & Photos by Rave Home Staging". REA may waive this option and purchase photo rights for an additional fee of \$125.

Seller authorizes Staging Company to use any and all photos of the property, both before and after staging services for the use in marketing and portfolio. Occupied home "before photos" will not be used until the home has successfully Closed.

7. Staging Company will provide regular communication with Seller on status of services, deadlines, and infractions to provide the opportunity to resolve the issue prior to fees being charged. It is important that the Seller responds to communications in a timely manner so as not to impact timeline or fees. Below are steps in process expectations assumed:

- A. Once scheduled for staging, our Staging Professional will need to preview the property. This is typically done 3 business days prior to staging. The property must be at least 90% completed at that time. If it is not, we will notify you and request information on whether the home will or will not be "ready" by scheduled staging date. If stated that the home is not ready, we will reschedule and no fees will be charged. If it is stated that the home will be ready and is not when we arrive, we will cancel the staging and move the staging date to a realistic date. A cancellation fee will apply at this time.

Cancellation of staging services of less than two (2) business days will be charged a half day staging fee of \$595 to the credit card on file. Changing service dates more than twice for the same home without at least three (3) business days notice or homes that are not "READY" (see definition below) on staging day will be charged a half day staging fee of \$595 to the credit card on file.

"READY" is defined as:

- A. All major work, such as AC, electrical, plumbing, and painting have been completed.
- B. All punch list items have been completed.
- C. All debris, boxes, and parts have been removed or are NEATLY stored in garage.
- D. Dumpster has been removed from property.
- E. Exterior work such as lawn work, roofing, landscaping, and pressure washing has been completed.
- F. Property has been professionally cleaned (as necessary).
- G. Property is PHOTO-READY.

Staging Service Process is as follows:

1. Date set on staging calendar after receipt of initial fee and signed contract.
2. Preview of property 3 business days prior to staging
3. Staging day
4. Photos taken. Sent for offsite post processing - day after staging
5. Photos received & forwarded to Seller/REA - 2 days after staging. Because our offsite post processing center is closed on Sundays, any photos taken on Friday, Saturday, or Sunday, will be returned on Monday, or the following business day, in the event of federal holiday.
6. Monthly billing to occur on the 1st of each month. Refunds for the prior month, to be paid by the 5th of the following month. (Ex: September refunds will be paid by October 5th)

Note that days/times are estimations. Due to weather conditions, traffic, size and scale of property, and other unforeseeable circumstances, it is possible that a job may run on a different schedule. Rave will not be held financially liable for any delays. Rave's three (3) business day guarantee does not apply for "Acts of God" (ex: hurricanes, severe weather, etc)

Destaging Process is as follows:

1. Staging Company is notified of removal date by Seller.
2. Property is packed for removal - day before destaging.
3. Destaging.
4. Final invoice for balances and any additional fees accrued. Any balances must be immediately paid by credit card or on the ALTA statement with Title Company.

I AGREE TO THE TERMS AND CONDITIONS IN THIS CONTRACT.

SELLER DATE

STAGING COMPANY DATE

SELLER DATE



Amount due prior to staging

- \$ _____ 1st month's rent
- \$ _____ prorated amount (days _____ x daily rate _____)
- \$ _____ tax on rental rates
- \$ _____ Staging Fee (one time only fee)
- \$ _____ Delivery/Pickup Fee (one time only fee)

- \$ _____ **Total amount due**
- \$ _____ **Amount to be billed on the 1st of each month.**

Payment Arrangements

I _____ will be paying for staging services by Check/Money order. I understand each month I will be billed until I terminate this contract.

Checks Payable To: Rave Reviews Home Staging, 8409 Baymeadows Rd, STE 2, Jacksonville, FL 32256

Credit Card Authorization

I _____ authorize RAVE REVIEWS HOME STAGING to charge my credit card for:

_____ Please charge my credit/debit card for the deposit and initial staging fees.

_____ I authorize RAVE REVIEWS HOME STAGING to bill MONTHLY on my credit/debit card for all future payments.

_____ Visa _____ MasterCard _____ American Express _____ Discover

Name on Card _____

Card Number _____

Expiration Date _____ Billing Zip Code _____ CCV Code _____



Contact Information

Please fill out all fields marked with *

*Property address: _____

MLS# _____ *List Price: _____

*Lockbox: _____ Gate Code: _____ Pass required? Y__ N__

*Seller Name: _____

Seller Phone Number: _____

*Seller Address: _____

*Seller email Address: _____

*Agent Name: _____

*Listing Agency: _____

Agent Phone Number: _____

*Agent email Address: _____