



**PAC Rave Home Staging Service Contract**

This staging service contract, entered into by and between \_\_\_\_\_ hereinafter referred to as "SELLER" 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. This is a 90 day contract. The STAGING COMPANY will provide staging services, including professional photography, to the SELLER.
- B. Payment of 1.5% of **LIST** price (or price at time of staging service), or minimum of \$2250, whichever is greater, is due 90 days from date of staging. This service includes professional staging, including use of furniture, art, rugs, and accessories, as necessary for all interior spaces of the home.
- C. No partial payment will be accepted.
- D. Staging service contract will extend month-to-month after initial three (3) month period at a rate of 25% of original contract price, unless we have been notified of cancellation. No partial payment will be accepted.
- E. Seller must provide a minimum of ten (10) days written notice for staging - email & fax are acceptable. Emergency unstaging services of less than two (2) business days will be billed a \$150 fee

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

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

- A. 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.

If changes are requested to be made to placement, design, or exchange of props after Staging Company has completed their design plan, customer will be charged a \$150 fee to the credit card on file.

3. Seller may terminate this agreement at any time by providing written notice ten (10) days prior to termination date. Staging Company will not refund any portion of fees for any reason.

- 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.

Seller may opt for Staging Company to take on risk of damage or loss caused by unintentional disasters, such as hurricanes, fires, or acts of God, as well as minor losses (losses less than \$1000) due to theft and damage for an additional 10% of staging service contract rate. Property must be securely locked at all times or coverage is voided.  I wish to include this coverage  I decline this coverage on my staging service contract. (Decline default, if neither box is checked)

5. Staging Company has the right to periodically check on the condition and placement of props in property. House will be  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. (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 five (5) 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 Saturday will be returned on Monday.

