



## **CLIENT SERVICE AGREEMENT**

## Home Staging Services Agreement

This Agreement for Home Staging Services at \_\_\_\_\_ is made as of (date) \_\_\_\_\_ by and between \_\_\_\_\_, owner of the Property (or representative) and Home Staging Montreal Inc.

### 1. Description of Services

Subject to the terms and conditions of this Agreement, Home Staging Montreal agrees to provide Home Staging Services at the Property, including but not limited to furniture arrangement, decor, and enhancement with furnishings, accessories and props rented by Client for the purposes of Staging said Property. Areas to be Staged shall include rooms provided in the proposal, all other areas are excluded

Staging is installed for the specific address and its rooms predetermined in the contract and should remain intact on the premises until pickup. Staging is not to be used for personal use, dismantled, or removed without prior consent or at the direction of Home Staging Montreal. Staging is strictly for decor purposes. Any missing or damaged items while on premises during the contract will be covered by the client

### 2. Payment

Client will pay Home Staging Montreal the sum included in the proposal. Payment is due in full upon delivery. An initial refundable payment of \$150.00 is due upon accepting this agreement and the remainder is due upon delivery and unloading of goods. Refund will only be issued if staging is canceled before 24 hrs of delivery and during business hours. The fees include, loading, unloading, travel and actual Staging service conducted on the prescheduled day as well as deStaging the Property as the property sale closes. Any additional requests outside of the agreement is payable by the client. The full contract is 30 days even if the property sells the day of staging. If a staging is canceled once the furniture and décor are unloaded and installed 100% of the staging fee will be charged to the client and is non-refundable.

### 3. Client Consent

Client hereby grants to Home Staging Montreal and its employees, agents, independent contractors and suppliers' permission to enter upon and use the Property. Client agrees to protect any and all of their personal valuables in or about the property by removing them to safe storage before date of Staging. Client acknowledges and agrees that client's belongings may or may not be moved from room to room, or rearranged, or removed for storage (in the garage or off-site) as this is not part of staging. Client is responsible for securing entry such as access to the building, home, special parking notice or elevators in advance of staging

Client further acknowledges and agrees that Home Staging Montreal may use nails or other similar materials to hang or display accessories as part of the Home Staging Services. If client does not wish any artwork this will need to be communicated via email and client understands that the final look may be affected by not installing such décor pieces

Client hereby grants permission to Home Staging Montreal for anything on the Property (both interior and exterior) to be moved or rearranged inside or outside, including furniture or items from closets, drawers, walls or counters and the like as Home Staging Company deems necessary in its sole discretion to prepare the Property for sale. Items that should not be removed should be communicated in advance

### 4. Pre-Stage Cleaning

Client agrees to have the Property, including floors cleaned prior to the Staging date. Home Staging Montreal is not responsible for cleaning resulting from construction or normal living. It is the client's responsibility to clean after construction such as flooring, ceramic or painting.

Only Home Staging Montreal staff is allowed in the property during staging/de-staging. Working around other contractors will slow down the process and extra fees will be applied. For insurance reasons, we cannot allow anyone else in the home during the staging process. Normal working temperatures have to be in place. Electricity, running water, and heating need to be turned on and working or a fee will apply.

### 5. Release & Waiver

Client acknowledges and agrees that installation of wall decor, artwork, wall hangings and other furnishings during the Staging process may require hooks and/or nails to be placed in the walls of property. Upon removal, small holes will be left. Touch up work on these is the responsibility of Client.

Client further agrees to release, indemnify, and hold harmless Home Staging Montreal its officers, employees, agents, contractors and suppliers against any and all losses, accidents, liabilities, damages, injuries, expenses and claims resulting in whole or part, directly or indirectly, from the Staging process.

Home Staging Montreal is not liable for any personal injury or property damage resulting in whole or part, directly or indirectly, from the Staging process and/or from any use of rented furnishings and Client acknowledges and agrees to assume any such risk.

### 6. Photography & Publicity Release

Client agrees to allow Home Staging Montreal to photograph staged areas of the property before and after the work is completed and to use all such photographs for reference and marketing purposes. Client's name will not be referenced.

Home Staging Montreal shall have the right to photograph and otherwise record the Property (interior and exterior) before and after the provision of Staging services and use and re-use all such photographs and recordings in any media now known or hereafter developed worldwide in perpetuity for advertising, trade, promotion and publicity purposes without further notification or permission and with no remuneration to Client.

Client agrees Home Staging Montreal may use all or part of the Likeness and may alter or modify it regardless of whether the Property is identifiable. Client further agrees that Home Staging Montreal owns all right, title and interest (including without limitation in all such photographs and recordings hereunder and releases Home Staging Montreal from any claims or liability arising out of the recording or use thereof.

### 7. Limitation of Liability:

Client hereby agrees that in no event shall Home Staging Montreal its officers, employees, agents, contractors and/or suppliers' total and aggregate liability under this agreement exceed the amount of fees paid by client for home staging services.