

Home Staging Agreement and Checklist

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General Information

Home Staging Agreement and Checklist

Home staging is the act of preparing your home for sale with special emphasis on appearance and presentation. This Home Staging Agreement and Checklist will set out the arrangement between the homeowner/client and a company or individual who will stage your home in an aesthetically pleasing manner in order to attract a homebuyer. This agreement sets out the specifics of the arrangement including the specific services to be rendered, payment for the staging services and the term of the agreement. It also includes provisions regarding maintenance of all furniture and home accessories and what type of insurance must be carried by the home stager.

The goal of staging a home is to attract a buyer more quickly and for the highest possible price. It is imperative that this type of agreement be clearly set out in writing. A written Home Staging Agreement and Checklist will prove invaluable in the event there are disagreements or misunderstandings between the parties regarding the scope of the agreement.

Instructions and Checklist

Home Staging Agreement and Checklist

- Both parties must read the agreement carefully.
- Insert all requested information in the spaces provided on the form.
- This form contains the basic terms and language that should be included in similar agreements.
- This form includes exhibits which should be attached and incorporated as part of this agreement.
- Read the "Conditions" provision carefully to ensure it includes all relevant conditions. If there are disagreements, they will likely focus on this provision.
- Review Exhibit A carefully to ensure it includes all properties which are subject to this agreement.
- Review Exhibit B carefully to ensure it includes all items to be included in this agreement.
- Both the homeowner/contractor and the home staging provider must sign the agreement.
- Both parties should retain either an original or copy of the signed agreement.
- All legal documents should be kept in a safe location such as a fireproof safe or safe deposit box.

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HOME STAGING AGREEMENT AND CHECKLIST

This Agreement for Home Staging (“Agreement”) is entered into on (DATE) by and between ABC Home Staging (ABC Home Staging) and XYZ Properties, owner of the subject property (“Client”), at the address listed below, for the rental and/or lease of home décor items and accessories

This Agreement for home staging will be effective by and between _____ and _____.

1. SERVICES TO BE RENDERED.

Services to be rendered on _____ 20___. ABC Home Staging will provide a Partial Staging Service for the property.

The “Partial Staging” is defined as Service which involves staging the property with accessories, NOT including furniture. Accessorizing the kitchen, bathrooms, eat in area, and also fireplace surround.” ABC Home Staging may add furniture at their discretion, however it does not include furniture as part of a “Partial Staging” services unless defined and listed in this Agreement.

The Property address is as described in the Schedule A attached hereto and herein after referred to as “Schedule Property”.

2. PAYMENT FOR SERVICES.

“ABC Home Staging” will pay compensation to Client in the amount of (\$) _____ for installation of staging inventory and _____ months of furniture rental. The total invoice amount is due and payable prior to the beginning of staging work. If for any reason the house is removed from active listing for sale, Client will remove inventory from the home. Home staging fees will not be prorated if the home sells prior to the _____ months of free furniture & accessory rental.

3. TERM/TERMINATION.

This Agreement may be terminated by either party upon _____ day’s written notice to the other party.

4. MAINTENANCE OF FURNITURE AND ACCESSORIES

Client is liable to take care of the Schedule property and maintain the furnishings in good condition and to return all items to ABC Home Staging in the condition received, excluding normal wear and tear. Client acknowledges that the Schedule property, furnishings and accessories are owned and/or leased by ABC Home Staging for display purposes only. The Schedule property should not be used in any other manner or for any other purpose. Client further acknowledges and agrees that the furnishings shall remain at the Property during the entire term of this Agreement and shall not be removed from the Property, except by ABC Home Staging.

5. INVENTORY RIDER.

Client requires a _____ day prior notice to remove inventory.

6. ENTIRE AGREEMENT.

This Agreement contains the entire Agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written.

7. ABC Home Staging AGREES TO THE FOLLOWING CONDITIONS:

- ABC Home Staging will provide access/key to the home to Client for the duration of the staging contract or until the home sells, whichever comes first. The staging contracts from (DATE) _____ through (DATE) _____.
- Inventory installed in the home by Client representatives will not be moved or removed by any third parties.
- ABC Home Staging agrees to refrain from any pest treatment while staging items are in the house.
- ABC Home Staging will not conduct painting or other house repairs while inventory is installed that could damage or soil installed items while listing is in an active status.
- ABC Home Staging gives Client permission to hang artwork on the walls.
- ABC Home Staging agrees that window treatments from Client may be used, but do not convey with the sale of the home. Realtor must document in the Multiple Listing Service.

8. APPLICABLE LAW.

This Agreement shall be governed by the laws of _____.

9. INSURANCE.

Client is insured by _____ Insurance.

ACCEPTED AND AGREED:

PARTY CONTRACTING SERVICES:	SERVICE PROVIDER:
Signature	Signature
Name	Name
Title	Title

Schedule A

[Insert Schedule of the Schedule Property and the extent of division]

CHECKLIST

[Insert the necessary items for the Schedule Property]