Home Staging Contract

This **Home Staging Contract** (“***Agreement***”) is made effective as of _____ by and between the following parties:

Stager

_____

_____ _____

_____ _____ _____ _____

_____ _____

Client

_____

_____ _____

_____ _____ _____ _____

_____ _____

WHEREAS, Client owns, manages, represents, or otherwise has authority to arrange staging services for the property located at _____ (“***Property***”); and

WHEREAS, Stager provides home staging, furnishing, styling, and related services for residential properties; and

WHEREAS, the parties wish to define the terms under which Stager will provide those services.

In consideration of the mutual promises in this Agreement, the parties agree as follows.

1. Services

Stager will provide the home staging services described below for the Property:

Service	Description
Consultation	
Staging Plan	
Furniture and Decor	
Installation	
Removal	

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The specific rooms to be staged are: _____.

Any services not expressly described in this Agreement are outside the scope of work and require written approval from both parties before Stager performs them.

2. Term

The staging period begins on _____ and continues through _____ ("***Staging Term***"), unless ended earlier under the Termination clause.

If the Property remains staged after the Staging Term, Client will pay the monthly extension fee stated in the Fees and Payment clause for each additional month or partial month, unless the parties agree otherwise in writing.

3. Access to the Property

Client will provide Stager and its authorized personnel reasonable access to the Property for delivery, installation, inspections, maintenance, photography, removal, and other services under this Agreement.

Client represents that the Property is safe, structurally sound, and accessible for the agreed services. Client must disclose known hazards, restrictions, building rules, loading requirements, parking limitations, security procedures, and any conditions that may affect Stager's work.

Client is responsible for obtaining any permission required from an owner, tenant, homeowners' association, building manager, listing agent, or other person with authority over the Property.

4. Client Preparation Responsibilities

Before installation, Client will ensure that the designated staging areas are clean, reasonably empty, and ready for Stager's work. Client will remove personal belongings, valuables, medications, hazardous materials, weapons, perishable goods, and items not intended to remain in the staged areas.

Stager may decline to move, store, dispose of, or handle Client's personal property. If Stager agrees to move any items, Client accepts responsibility for identifying any fragile, valuable, or sensitive items in advance.

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5. Furniture and Staging Items

All furniture, furnishings, accessories, artwork, decor, and other materials supplied by Stager remain the exclusive property of Stager or its suppliers. Client receives only a temporary right to use the staging items at the Property during the Staging Term.

Client may not sell, rent, loan, move, alter, repair, conceal, substitute, or remove staging items without Stager's prior written consent. Client must not allow any lien, claim, security interest, or other encumbrance to attach to the staging items.

Stager may substitute comparable items when necessary because of availability, safety, condition, or design considerations.

6. Care of the Property and Staging Items

Client will use reasonable care to protect the staging items from loss, theft, damage, misuse, weather exposure, smoke, pets, children, guests, tenants, contractors, and other third parties.

Client must promptly notify Stager of any loss, theft, damage, or condition affecting the staging items. Client is responsible for the reasonable repair or replacement cost of staging items that are lost, stolen, damaged beyond ordinary wear, or not returned when required.

Client remains responsible for the Property during the Staging Term. Stager is not responsible for ordinary wear, pre-existing damage, hidden defects, or damage caused by Client, occupants, visitors, contractors, movers, cleaners, or other third parties.

7. Fees and Payment

Client will pay Stager the following amounts:

Fee	Amount	Due Date
Initial Consultation Fee		
Installation and Design Fee		
Staging Rental Fee		
Monthly Extension Fee		

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Removal Fee		
Refundable Security Deposit, if applicable		

Client will pay all applicable taxes, delivery charges, parking charges, building fees, storage costs, and approved out-of-pocket expenses.

Unless otherwise stated in this Agreement, all payments are due before installation. Amounts not paid when due may accrue a late charge of , to the extent permitted by applicable law. Client is responsible for reasonable costs incurred to collect overdue amounts.

8. Changes and Additional Services

Any requested change to the scope, Staging Term, room selection, installation schedule, removal schedule, or staging items must be approved in writing by Stager. Additional services may result in added fees, revised timelines, or both.

Stager is not required to perform changed or additional work until Client approves the applicable charges.

9. Marketing and Photography

Client grants Stager permission to photograph and video the staged areas of the Property for Stager's portfolio, website, social media, advertising, and other business purposes, provided Stager does not intentionally disclose confidential information about Client.

Client may revoke this permission in writing before installation. Revocation will not affect Stager's use of materials created before receiving the written notice.

10. Property Listing and Sale

Client understands that staging is intended to improve the presentation of the Property and does not guarantee a sale, rental, appraisal value, buyer interest, listing price, sale price, or transaction timeline.

Client remains solely responsible for decisions relating to the marketing, listing, pricing, sale, rental, occupancy, and management of the Property.

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11. Insurance and Risk of Loss

Client is responsible for maintaining appropriate insurance coverage for the Property and the staging items during the Staging Term. Client bears the risk of loss of staging items while they are at the Property, except to the extent loss or damage is directly caused by Stager's negligent or intentional conduct.

12. Cancellation

Client may cancel scheduled services by giving written notice to Stager. If Client cancels after Stager has begun planning, sourcing, reserving items, scheduling personnel, or arranging delivery, Client will pay for completed work, nonrecoverable costs, and any cancellation fee stated below:

If access to the Property is unavailable, the Property is not ready, or Client delays installation or removal, Stager may charge reasonable rescheduling, storage, labor, and transportation fees.

13. Termination

Either party may terminate this Agreement for a material breach if the other party fails to cure that breach within days after receiving written notice describing the breach.

Stager may terminate this Agreement immediately if conditions at the Property are unsafe, Client fails to make a required payment, Client lacks authority to authorize the services, or Client materially interferes with Stager's performance.

Upon termination, Client will immediately pay all amounts due for services performed, reserved staging items, nonrecoverable expenses, damage, loss, removal, storage, and other charges incurred through the termination date. Stager may enter the Property at a reasonable time to retrieve its staging items, subject to applicable access requirements.

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14. Limitation of Liability

To the fullest extent permitted by applicable law, Stager's total liability arising from this Agreement will not exceed the total fees actually paid to Stager under this Agreement.

Stager will not be liable for indirect, incidental, special, or consequential losses, including lost profits, lost sale opportunities, reduced property value, or delays caused by circumstances outside Stager's reasonable control.

Nothing in this Agreement limits liability that cannot lawfully be limited.

15. Indemnification

Client will protect, defend, and reimburse Stager and its owners, employees, contractors, and agents against third-party claims, damages, losses, and reasonable expenses arising from Client's breach of this Agreement, Client's lack of authority to authorize the services, unsafe Property conditions, or the acts or omissions of Client, occupants, guests, contractors, or other persons allowed at the Property.

16. Independent Contractor

Stager is an independent contractor. Nothing in this Agreement creates an employment relationship, partnership, joint venture, agency relationship, or authority for either party to bind the other.

17. Notices

Any notice required under this Agreement must be in writing and delivered personally, by recognized courier, or by email to the contact information in the first page of this Agreement, unless either party provides updated notice information in writing.

A notice sent by email is effective when the sender receives confirmation that it was delivered, unless the sender receives a message indicating that delivery failed.

18. Governing Law and Dispute Resolution

This Agreement is governed by the laws of _____, without regard to rules that would apply another jurisdiction's laws.

Before filing a legal claim, the parties will first attempt in good faith to resolve the dispute through direct discussion. If the dispute is not resolved, either party may pursue available remedies in a court with appropriate authority over the matter.

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19. Entire Agreement

This Agreement is the complete agreement between the parties regarding the staging services and replaces prior discussions, proposals, and understandings relating to those services.

Any amendment must be in writing and signed by both parties. If any provision is unenforceable, the remaining provisions will continue in effect to the extent permitted by law.

20. Electronic Signatures

The parties agree that electronic signatures and electronically delivered copies of this Agreement are valid and enforceable to the same extent as original signatures, to the extent permitted by applicable law.

Signatures

By signing below, the parties confirm that they have read, understood, and agree to this Home Staging Contract.

Signatures

Stager

Name

Date

Signature

Client

Name

Date

Signature

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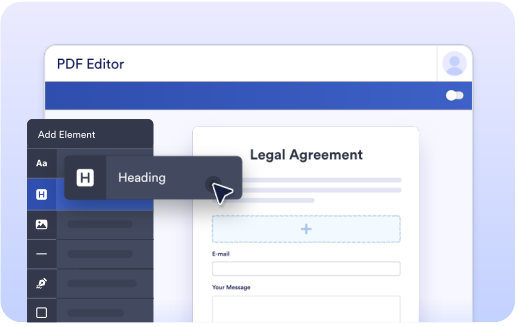
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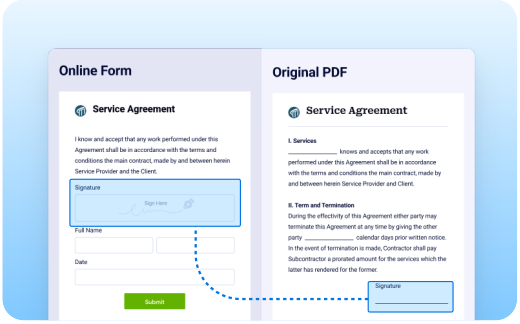
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