

# Contract #000033

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**Business:** Staging Scotia Renovations

**Email:** stagingscotia@gmail.com

**Location:** Hammonds Plains, NS, B4B 2B1

This contract is between Staging Scotia Renovations (the "Business") and **the Client** dated 2025/08/10.

## Terms

### Terms of Service

#### 1. General Terms

1. Staging Scotia provides professional home staging services to enhance property marketability.
2. The property must be 100% ready before staging: all renovations, painting, and professional cleaning must be completed; debris and tools removed.
3. Heating, cooling, and water must be functional; temperature must be maintained between 20–22°C.

#### 2. Rental Terms & Item Use

1. Standard rental term is 30 days, starting on the staging day.
2. Extensions incur additional fees, based on the monthly cost of staging items used.
3. Clients must notify Staging Scotia 5 days before the end of the rental period if an extension is needed.
4. All staging items must remain clean and unused. No sitting, sleeping, eating, or drinking on furniture or décor.
5. Any misuse or damage will result in repair/replacement or cleaning charges.
6. Clients must notify Staging Scotia immediately if an item is damaged.
7. Staging is to be removed from the property within 5 Days of firming up the sale. Please let us know once the property is sold firm.

#### 3. Client Preparations

1. Driveways, walkways, and entrances must be clear of snow, ice, or debris for safe delivery.
2. Remove unnecessary/personal furniture unless otherwise agreed.
3. Provide secure access via lockbox, keys, or codes. Failure to do so will result in cancellation and fees.
4. Condo clients must book elevators for staging/de-staging days. Missed or unreserved elevators incur a cancellation fee.

#### 4. Pets, Smoking & Odors

1. No pets allowed on staging items or in the home during staging unless pre-approved.
2. No smoking or vaping inside while staging items are present.
3. The home must be free of strong odors from pets, cooking, or chemicals. Cleaning fees apply if violated.

#### 5. Cancellations & Rescheduling

1. 48 hours' written notice required for cancellations or changes.
2. A \$250 cancellation/rescheduling fee applies in the following cases:
  - Less than 48 hours' notice
  - Property is not cleaned or ready
  - Unsafe or hazardous conditions
  - No access provided
  - Unreserved or unavailable elevators
  - Renovation materials/tools left on-site

#### 6. Staging Use & Liability

1. All staging items are for visual use only and are placed at Staging Scotia's discretion.
2. Clients may not move, alter, or use staging items.
3. Staging Scotia may use photographs of staged properties for marketing purposes.

4. Client is liable for the safety and condition of staging items while on the property.

#### **7. Insurance & Damages**

1. Staging items are valued at approx. \$25,000. The client must ensure their home insurance covers loss or damage.
2. If insurance does not cover it, the client agrees to pay out-of-pocket for repair or replacement.
3. Minor wall repairs (e.g., filling nail holes) are the client's responsibility.
4. Clients are responsible for any damage caused by tenants, guests, pets, or improper use.

#### **8. Payment Terms**

1. Standard Payment: Full payment is due 48 hours prior to staging day. Staging will not proceed without payment.
2. Late Payments:
  - A 5% monthly late fee applies to overdue balances.After 30 days, Staging Scotia reserves the right to:
  - Pursue legal action
  - Engage collections (client is responsible for fees)
  - File a lien on the property for unpaid amounts

#### **9. Legal Terms**

1. The client agrees to indemnify and hold Staging Scotia harmless from any claims, damages, or liabilities resulting from misuse or third-party actions.
2. Staging Scotia is not liable for delays or failure to deliver services due to events beyond its control (e.g., weather, pandemics, labor strikes, government restrictions).

**Client initials:** \_\_\_\_\_

### **Signatures**

This contract may be signed electronically or in hard copy. If signed in hard copy, it must be returned to the Business for valid record. Electronic signatures count as original for all purposes.

By typing their names as signatures below, both parties agree to the terms and provisions of this agreement.

|                             |                 |
|-----------------------------|-----------------|
| <b>Owner name</b>           | Jessica Barnett |
| <b>Owner signature</b>      | Jessica Barnett |
| <b>Business date signed</b> | 2025/08/10      |