

Vintage Estate Co., LLC Contract for Services

1831 North Tejon Street
Colorado Springs, Colorado 80907
(719) 648-2425
JessicaModeer@gmail.com

Estate Sale Proceeds will be distributed as follows:

50% of Estate Sale Proceeds disbursed to Client

50% of Estate Sale proceeds retained by Vintage Estate Co.

If applicable, a check with the client portion of sale proceeds will be mailed or hand-delivered to Client within 5 business days of sale completion.

Vintage Estate Co. will:

- Advertise prior to the sale using our website, direct email list, Facebook, Facebook Marketplace, Craigslist, EstateSales.net, EstateSales.org, targeted Facebook Collector Groups, various Yard-Sale advertising sites, and directional signage placed at and near the sale site.
- Provide all resources needed to staff, organize, display, research, price and sell the contents of the sale in an organized, secure, and customer-service oriented manner.
- Set aside anything that we find that is of a personal, legal, or sentimental nature.
- Provide, and then remove all tables, clothing racks and supplies that we use upon sale completion.
- Manage Worker's Compensation and Liability Insurance, pay credit card fees and sales tax.
- Provide a sale reconciliation with payment detailing sales totals by day, client/V.E.C. payment breakdown, sales tax collected, and cleanout payroll hours if applicable. Individual item prices are not tracked unless the client specifically requests it.
- Comply with Colorado Department of Health & Environment Retail Sales policies regarding COVID-19.

Cancellation Policy:

If the client wishes to cancel the sale within (10) ten days of set sale date, client must reimburse V.E.C. for any hard costs incurred in the preparation of the sale at a rate of \$20 per hour. This includes marketing time and physical preparation of the sale contents.

Client Agrees To:

- Provide access to the home for Vintage Estate Co. staff to prepare and hold the sale. Time or access restrictions will be noted in this contract.
- Remove, or set aside all personal items that are not to be included in the sale before V.E.C begins physical preparation of the estate sale site. If items are removed after physical preparation has begun, V.E.C. reserves the right to charge back to the client the amount that our compensation would have been had the item remained on site. (This helps us to properly advertise the sale and avoids buyer disappointment).
- Avoid the estate during the hours of sale operation unless noted in this contract. (This limits confusion among our customers regarding pricing and staffing).
- Ensure that homeowners' insurance is in full effect.
- Ensure that all utilities are active.
- Acknowledge that in some cases, cleanout expenses may exceed Client proceeds from the sale.
- Pay for Roll-Away dumpster from their portion of sale proceeds should it be necessary for "Broom Clean" or "Realtor Ready" cleanouts.

The public dates of the Estate Sale at :

Address Here

will be:

Date, 8:00 am-6:00 pm,

Date, 8:00 am-3:00 pm

Date, 8:00 am-3:00 pm

This agreement is made for the sole purpose of liquidating the contents of an estate by and between Vintage Estate Company, LLC (V.E.C.), and "Client" who hereby warrant that they are the legal owner of the property, or are the "Personal Representative" of the estate. Please be prepared to supply documentation of representation.

Estate Sale Address: _____

Client Name: _____

Client Email: _____

Client Phone: _____

Client Signature: _____

Payee Name: _____

Payment Address: _____

Vintage Estate Co., Signed: _____

Contract Notes and After-Sale Protocol:

Client is requesting "Broom-Clean" service at this time. Should a roll-off dumpster be required, it will be paid from the Client portion of sale revenue. V.E.C. will track cleanout payroll hours, then deduct that expense at a rate of \$30 per man-hour worked from the Client portion of sale proceeds.