

DESIGN DEJONE
INTERIOR DESIGN & STAGING

Service Agreement

THIS STAGING CONTRACT, ENTERED INTO BY AND BETWEEN Sophia Anopa HEREINAFTER REFERRED TO AS "SELLER" AND DESIGN DEJONE HOME STAGING & INTERIOR DESIGN, HEREINAFTER REFERRED TO AS "STAGING COMPANY", THIS 08 DAY OF May 2022.

IT IS AGREED AS FOLLOWS:

1. CONTRACT IS CONSIDERED VALID UNDER THE FOLLOWING TERMS AND CONDITIONS.

A. THE REMAINING BALANCE OF THE **\$1500.00** FULL SERVICE FEE MUST BE PAID ON THURSDAY MAY 26, 2022 IN THE AMOUNT OF **\$1000.00** AFTER A DEPOSIT OF **\$500.00** IS COMPLETED ON MAY 10, 2022. AFTER THE FIRST MONTH A **\$250.00 RENTAL FEE** WILL BE PAID EACH MONTH. THIS WILL CONTINUE ON A MONTH TO MONTH BASIS UNTIL EITHER THE HOME IS UNDER CONTRACT TO BE SOLD, CLIENT DECIDES TO REMOVE FURNITURE AND TERMINATE THIS CONTRACT. NO PARTIAL MONTHS WILL BE ACCEPTED NOR REFUNDS GIVEN. TIME WILL BEGIN ON THE DAY STAGING IS COMPLETED.

B. SELLER WILL MAKE MONTHLY PAYMENTS TOWARDS THE COST OF THE RENTED FURNITURE ONLY IF THE INITIAL RENTAL PERIOD IS EXTENDED. SELLER AGREES TO RENT FURNITURE THAT STAGING COMPANY PROVIDES..

C. IF SELLER MAKES FULL PAYMENT THE PAYMENT MUST BE MADE BY CHECK OR VIA ZELLE. IF SELLER CHOOSES TO MAKE MONTHLY PAYMENTS, PAYMENTS ARE ONLY ACCEPTED VIA ZELLE.

D. SELLER MUST PROVIDE A MINIMUM OF 15 DAY WRITTEN NOTICE (EMAIL/FAX ACCEPTABLE). FOR EMERGENCY PICK-UP (LESS THAN 15 DAY NOTICE), THERE WILL BE A CHARGE OF \$75.00.

CANCELLATIONS OF LESS THAN 48 HRS WILL BE CHARGED A 10% RESTOCKING FEE. NO REFUND WILL BE GIVEN FOR CREATIVE DIFFERENCES OF OPINIONS.

E. THESE FEES INCLUDE ALL SERVICES INCLUDING PLANNING, DECORATING, PLACEMENT OF FURNITURE, ART, ACCESSORIES, LABOR AND DELIVERY.

2. AFTER 5 DAYS FROM THE DUE DATE EACH MONTH, SELLER SHALL PAY A LATE CHARGE OF \$35.00. ANY PAYMENT WHICH IS 15 DAYS DELINQUENT SHALL AUTOMATICALLY TERMINATE THIS AGREEMENT AND STAGING COMPANY SHALL BE IMMEDIATELY ENTITLED TO RETAKE POSSESSION OF FURNITURE AND ACCESSORIES USED IN THIS STAGING SERVICE.

3. THE FURNITURE AND ACCESSORIES HEREIN SHALL BE KEPT AT **460 New York Ave Washington DC** AND SHALL NOT BE MOVED ELSEWHERE WITHOUT PRIOR WRITTEN CONSENT OF STAGING COMPANY.

4. SELLER MAY TERMINATE THIS AGREEMENT AFTER THE INITIAL THREE-MONTH PERIOD BY GIVING STAGING COMPANY 15 DAYS WRITTEN NOTICE TO THIS EFFECT. PARTIAL MONTHS WILL NOT BE ACCEPTED NOR REFUNDS GIVEN. FURNITURE MUST BE REMOVED NO LATER THAN 24 HRS PRIOR TO CLOSING. IF REMOVAL DATE IS SET, IT IS SELLER'S RESPONSIBILITY TO ADVISE STAGING COMPANY OF ANY NECESSARY CHANGES. THIS CONTRACT IS CONSIDERED FULFILLED AFTER FURNITURE IS REMOVED ON SELLER REQUEST.

5. SELLER ACKNOWLEDGES RECEIPT OF THE FURNITURE AND ACCESSORIES IN GOOD CONDITION BY ACCEPTING DELIVERY. SELLER SHALL MAINTAIN THE FURNITURE AND ACCESSORIES IN GOOD CONDITION, AND IN THE EVENT ANY ITEMS OF FURNITURE OR ACCESSORIES ARE LOST, STOLEN, DAMAGED FROM WHATEVER CAUSE OR SOURCE ARISING, REASONABLE WEAR AND TEAR EXCEPTED, OR NOT RETURNED UPON TERMINATION OF THIS AGREEMENT, SELLER AGREES TO PAY STAGING COMPANY THE COST OF DAMAGED FURNITURE AND ACCESSORIES AND/OR THE REPLACEMENT COST OF NON-RETURNED FURNITURE AND ACCESSORIES.

6. SELLER AGREES NOT TO MISUSE, SECRETE, ENCUMBER, SELL, TRANSFER OR PERMIT ANY LIEN OR CHARGE AGAINST THE FURNITURE AND ACCESSORIES.

7. SELLER AGREES THAT IF A PETITION OF BANKRUPTCY BE FILED BY OR AGAINST SELLER, OR A RECEIVER BE APPOINTED, STAGING COMPANY MAY DECLARE THIS AGREEMENT TERMINATED AND WITHOUT NOTICE OR DEMAND, OR PROCESS OF LAW, TAKE POSSESSION OF THE FURNITURE AND ACCESSORIES WHEREVER LOCATED. SELLER SHALL PAY ALL COSTS OF LOCATING AND REPOSSESSING THE FURNITURE IF THE AGREEMENT IS VIOLATED. SELLER FURTHER AGREES THAT IF A LAWSUIT IS BROUGHT TO COLLECT MONEYS UNDER THIS AGREEMENT, SELLER SHALL PAY ALL COURT COSTS, INCLUDING ATTORNEY'S FEES, AS THE COURT SHALL DETERMINE. IF COURT PROCEEDINGS ARE FILED, STAGING COMPANY MAY FILE

FOR THE THEN DELINQUENT STAGING SERVICE FEES PLUS FEES FOR ANY DAMAGES TO FURNITURE AND ACCESSORIES.

8. IN THE EVENT SELLER IS IN VIOLATION OF ANY OF THE TERMS OF THIS AGREEMENT, STAGING COMPANY SHALL HAVE THE IMMEDIATE RIGHT TO REMOVE THE FURNITURE AND ACCESSORIES FROM SAID PREMISES. SELLER SPECIFICALLY AUTHORIZES, HIS AGENT AND/OR EMPLOYEES TO ALLOW STAGING TO ENTER INTO AND UPON SAID PREMISES FOR THE PURPOSE OF REPOSSESSING LESSOR'S FURNITURE AND ACCESSORIES USED IN STAGING SERVICES HEREUNDER, AND SELLER AGREES TO INDEMNIFY AND HOLD HIS AGENT AND/OR EMPLOYEES HARMLESS BY REASON OF SUCH ALLOWANCE OF ACCESS TO STAGING COMPANY HEREUNDER.

9. STAGING COMPANY HAS THE RIGHT TO ENTER PREMISES FOR THE PURPOSE OF CHECKING ON STAGING PROPS AND CONDITION.

10. A SERVICE CHARGE WILL BE MADE FOR ANY ADDITIONS, AND/OR DELETIONS. THE MINIMUM SERVICE CHARGE IS \$50.00.

11. SELLER AGREES TO PAY A \$35.00 FEE FOR ANY CHECK RETURNED BY THE BANK.

12. FOR PURPOSES OF THIS AGREEMENT, POSSESSION TAKES PLACE AT THE TIME OF DELIVERY OF FURNITURE. IN WITNESS WHEREOF, THE PARTIES HAVE HEREUNTO SET THEIR HANDS THE DAY AND YEAR WRITTEN ABOVE.

BY, Jenny Wak 5/8/22 Sophia Anopa 05/08/22
STAGING COMPANY REPRESENTATIVE DATE SELLER DATE

ALL PROPERTY OWNERS OF SAID PREMISES MUST SIGN THIS AGREEMENT AND UPON DOING THE RIGHT AND OBLIGATIONS OF SAID PERSONS SHALL BE JOINT AND SEVERAL.

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