



**HAMPTON ROADS VIRTUAL TOURS
AND
HOME STAGING, LLC.
Working Together To Sell Your Home**

SERVICES AGREEMENT

This Agreement for:

- _____ Virtual Tour Services
- _____ Home Staging Services
- _____ Consultation

at _____ (Property Address)

is made as of the _____ day of _____, 200__, by and between Client who is:

(Agent) _____ of
(Real Estate Company) _____
Address _____
Office Phone _____
Cell Phone _____
Email #1 _____
Email #2 _____

or

(Homeowner) _____
Address _____
Home Phone _____
Cell Phone _____
Email #1 _____
Email #2 _____

and

Hampton Roads Virtual Tours and Home Staging, LLC
(Hereinafter referred to as "HRVTHS")

5007-C Victory Boulevard
PMB 234
Yorktown, Virginia 23693

757-218-0842
hrvt@cox.net
hrvirtualtours.net

Working Together To Sell Your Home

1. Professional Services:

Subject to the terms and conditions of this Agreement, HRVTHS agrees to provide:

- _____ Virtual Tour Services
- _____ Home Staging Services
- _____ Consultation Services

at the property, for the purpose of preparing and promoting the subject property For Sale.

2. Payment:

Client will pay to HRVTHS the sum of:

- \$ _____ Virtual Tour Fee
- \$ _____ Realtor.com Upload Fee (for non-showcase members)
- \$ _____ Travel Fee Outside of York County, Newport News, and Hampton, VA
- \$ _____ Travel Fee to North Carolina
- \$ _____ Consultation Fee
- \$ _____ Home Staging Fee

- \$ _____ **TOTAL FEES**

3. Client Consent for Consultation and Home Staging Services:

Client hereby grants to HRVTHS and its employees, agents, independent contractors, and suppliers permission to enter upon and use the Property for the purpose of providing the above listed services beginning on the date of the Agreement and continuing until the completion of the above listed services or termination of this Agreement. Client agrees to protect any and all valuables in or about the Property by removing them to safe storage during the term of this Agreement. Client acknowledges and agrees that Client’s belongings may or may not be moved from room to room, rearranged, or removed for storage (in the garage or off-site) at the sole discretion of HRVTHS. Client further acknowledges and agrees that HRVTHS may use nails or other similar materials to hang or display accessories as part of the provision of services. Client hereby grants permission for HRVTHS to move and rearrange anything on the property, both inside and out, as HRVTHS deems necessary in its sole discretion.

4. Release and Waiver

Assumption of Risk: Client acknowledges and agrees that installation of mirrors, artwork, wall hangings, and other furnishings during the Staging process may require hooks and/or nails to be placed in the walls of the Property. Upon removal, small holes will be left. Any corrective measures required to correct this is the responsibility of the Client.

Hold Harmless: Client further agrees to release, indemnify, and hold harmless HRVTHS, Sharon Delphos, its officers, employees, agents, contractors, and suppliers (Hereinafter referred to jointly as “Releasees”) against any and all losses, liabilities, damages, injuries, expenses, and claims (including reasonable attorney’s fees) of Client or any third party arising from Releasees’ entry onto the Property and/or activities as authorized by this Agreement, whether caused by negligence or otherwise, including, without limitation, property damage and personal injury claims.

5. Limitation of Liability: Client hereby agrees that in no event shall HRVTHS or Sharon Delphos, its officers, employees, agents, contractors, or suppliers total and aggregate liability under this Agreement exceed the amount of fee paid by the client.

6. Absence of Warranties: Client understands that HRVTHS and Sharon Delphos do not and cannot guarantee success or any particular result. While we will use our best professional efforts to achieve a successful result, we can make no warranty or guarantee expressed or implied as to the successful sale of the Property in your favor. An expression of the relative merits of the Property and your chances of success are only expressions of opinion and estimates.

7. Photography and Publicity Release: HRVTHS shall have the right to photograph and otherwise record the Property (interior and exterior) before and after the provision of services (collectively the “Likeness”) and use and reuse all such photographs and recordings in any media now known or hereafter developed in perpetuity for advertising, trade, promotion, and publicity purposes without further notification or permission and with no remuneration to Client. Client agrees that HRVTHS owns all right, title, and interest (including without limitation all copyrights) in all such photographs and recordings hereunder and releases HRVTHS from any claims or liability arising out of the recording or use thereof.

8. Insurance: Client agrees to maintain their own personal property loss insurance during the term of this agreement.

9. Governing Law: This Agreement shall be governed by the laws of the Commonwealth of Virginia.

10. Entire Agreement: This Agreement and the documents referred to herein (if any) constitute the entire agreement between the parties hereto and supersede any and all prior representations, discussions, or agreement whether oral or written.

11. Authority of the Client: Client warrants that they are either the owner of the subject property or represent the owner as a real estate agent and that they have the right and authority to make and enter into this Agreement and to grants the rights set forth herein. Client acknowledges and agrees that no other authorization is necessary to enable HRVTHS to use the Property for the purposes herein contemplated.

12. Severability: If any provision of this Agreement is invalid or unenforceable, the remainder of this Agreement shall nevertheless remain in full force and effect and shall be construed as if the unenforceable portion(s) were deleted

13. Specific Agreements on Virtual Tour Services:

- A. All rooms in the home will be photographed except the garage, attics, and storage spaces.
- B. All outside areas will be photographed if they are complimentary to the home, at the sole discretion of HRVTHS.
- C. The interior of outdoor storage buildings, underside of decks, and crawlspaces, will not be photographed.
- C. The Client will provide a updated or recent copy of the MLS Sheet if it is available.
- D. HRVTHS shall have full discretion in deciding which pictures are used in the final production of the Virtual Tour.
- E. The Client agrees to protect any and all valuables in or about the Property by removing them to safe storage during the term of this Agreement.
- F. Please remove any and all **Family** pictures, pictures of **Children**, or personalized items from the Property prior to the shooting of the Virtual Tour.
- G. Please remove any visible vehicles, and waste/garbage/recycling receptacles.

ACCEPTED AND AGREED this ____ day of _____, 200__

Client

HRVTHS

By_____

By_____

Printed Names_____

Printed Names_____

Date_____

Date_____

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Thank You For Your Business and Your Referrals