



Home Staging Contract



AGREEMENT OVERVIEW

PROJECT NAME First + Last Name

PROJECT DESIGNER Nestled Interiors- Lyndsay Johnson

PROJECT LOCATION City, State

Date: MM/DD/YYYY

PROJECT SCOPE

Services include:

- On-site consultation, staging design, and furniture placement.
- Furniture and décor rental (if applicable).
- Delivery, setup, and removal of staging materials.
- Digital staging services (if selected).

Specific services and pricing are outlined in the approved proposal.

FEES + PAYMENT

Retainer Fee: If applicable, the retainer fee is due upon acceptance of this proposal and the accompanying contract. An invoice will be uploaded to your Client Dashboard, and receipt of payment will officially commence the project.

Design Fees: As detailed in the approved proposal (hourly, monthly rental, etc)

Invoices: Remaining balances are due upon receipt unless otherwise noted.

Late Payments: Late payments may incur a [x%] monthly fee and may result in a pause in project progress.

PHOTOGRAPHY RIGHTS

The Designer reserves the right to photograph completed projects for use in the company's portfolio, website, and marketing materials, unless the Client provides a written request to opt out prior to photography. All photos will exclude personal identifying information unless expressly authorized by the Client. Listings will include watermarked photos unless otherwise agreed. Watermarks are small and in the bottom right hand corner of the photos.

TERMINATION & CANCELLATIONS

Either party may terminate this agreement with written notice. Client will be invoiced for all time and fees up to the termination date. The retainer is non-refundable and will be applied to services rendered to date.

CARE + LIABILITY

The Designer will exercise reasonable care during the delivery, installation, and removal of all staging items. The Client assumes responsibility for any loss, theft, or damage to rental furnishings, accessories, or artwork while they are located on the property. In the event that an item is damaged, destroyed, or lost, the Client agrees to reimburse the Designer at the Designer's cost basis for replacement or repair, rather than full retail value.

The Designer will be responsible for addressing and covering the cost of any repairs or damages that occur as a direct result of the Designer's actions during the staging or destaging process (such as damage caused while moving furnishings, art, or accessories). Wall repair related to the installation or removal of artwork will need to be completed by an outside contractor following destaging. All artwork used for staging will be lightweight, and any drywall repairs required will be minimal. If no wall art is desired, the Client must specify this in writing prior to installation.

It is recommended that the property owner or realtor maintain adequate insurance coverage for the property and its contents for the duration of the staging period, as the Designer's insurance does not cover loss, theft, or damage unrelated to the Designer's direct handling or negligence.

PROPERTY CONDITION ACKNOWLEDGMENT

Prior to installation, the Designer and Client (or designated Realtor/representative) will perform a walkthrough of the property to assess and document the existing condition of all relevant areas. This ensures that any pre-existing damage, repairs, or concerns are noted before staging begins.

Upon completion of staging or destaging, a final walkthrough will be conducted to confirm the property's condition and verify that all staging items have been removed as outlined in the agreement. Any necessary post-staging repairs or touch-ups—such as minor wall patching from artwork or light scuffs—will be addressed in accordance with the terms specified above.

ACCEPTANCE + SIGNATURES

This Agreement, along with the attached proposal, constitutes the entire understanding between Designer and Client. Any changes or additions must be made in writing and signed by both parties.

By signing below, both parties acknowledge that they have read and agreed to the terms of this Design Services Agreement.

NAME

SIGNATURE

DATE

CLIENT 1:

:MM/DD/YYYY

CLIENT 2:

MM/DD/YYYY

Nestled Interiors

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