

This is a binding contract employing Wise Estate Services for the home at

---

## Wise Estate Services and my client agree on these terms:

1. The Client will remove and pack all personal items from the premises prior to the sale that are not being sold.
2. Five (5) days before the sale, all items that remain will be sold. For bigger items that cannot be moved, we will write SOLD on the item.
3. Wise Estate Services is responsible for paying the advertising costs prior to the sale. This includes advertising on estatesales.net, (\$90) email announcements to our loyal client list, and place directional signs in appropriate places for locating your sale.
4. We will provide all of the resources needed to organize, display, research, price and sell the contents of the home in a professional and customer friendly atmosphere. Small valuable items will be put in a display case and kept near the cash service area.
5. Throughout the liquidation process, your household contents that are not sellable will be donated or discarded. If we find anything of a personal nature or memory related, we will put them aside in a box for safekeeping.
6. We will handle all cash and change needed for the sale. Checks are written out to "Cash" and we ask that they be no more than \$100.
7. We encourage no client or relative of the estate to be present while the sale is being conducted. We understand this is a sensitive time for all family members involved and being present often makes the potential customers uncomfortable, which could result in less sales.
8. We will appraise all items to be sold and mark prices on them using price stickers or tags. Most items under \$1.00 will not be priced. We welcome your input regarding the value of specific items; however, given our substantial experience in this area, we reserve the right to make all final pricing decisions.
9. We ask your permission to be able to sell something a customer before the sale because they are not able to attend the sale. They will be sold at full price and removed from the home at time of sale.
10. Wise Estate Services requests a house key, lockbox number or access through the garage while preparing for the sale.

Payment: Wise Estate Services requires a deposit of \$300 made payable to Diane Wise. This will secure the date of your sale.

Proceeds from the sale will be given to you within 48 hours. We will provide a written summary of sales totals, along with fees and expenses deducted, and the net proceeds distributable to you.

We will conduct the sale with two objectives:

- A. To sell every available item and
- B. To maximize the proceeds from the sale

I have read the above and do agree to abide by the same. I will not hold Wise Estate Services, or its employees, liable for accidents, injury of theft on the property. We have our own insurance. The home must have an insurance policy that covers theft, fire and accident coverage.

Client Signature \_\_\_\_\_ Date \_\_\_\_\_

Wise Estate Services

Diane Wise signature \_\_\_\_\_ Date \_\_\_\_\_