

All the Best Estate Sales

Starlett Wessels, Owner
208 North Holly Street
Monterey, TN 38574
931-261-2172

Agreement to Conduct Estate Sales

Property Address: _____

Date of Sale: _____

Thank you for choosing All the Best Estate Sales to liquidate the personal property contained in the above location. The purpose of this document is to state the terms of our agreement.

Services All the Best Estate Sales Provides:

- **Merchandising:** All property is different. We will arrange and enhance the presentation of your items to the best of our ability. We will use available shelving, tables, etc... to display. We will group like items and bring tables if needed.
- **Pricing:** Our success is based on obtaining as much as we can for your items. We have extensive experience and know what items will sell for in the current market. Our shared goal is to obtain the most money possible. All the Best Estate Sales maintains the right to make all pricing decisions.
- **Inventory:** We do not do inventory. Our job is to sell. We will record the sale price of specific items that you request. Many small items – coffee cups, cleaning supplies, clothing, food, books etc... may be sold in groups. Remember - this is not a store. It is a liquidation sale to get your property ready for the sale of the real estate. Items are only worth what someone will pay for them during a limited time. We will negotiate and discount pricing at our discretion. We want to make you the most money possible.
- **Advertising:** We advertise using local media, Facebook, on-line sales groups and signage.
- **Staffing:** We have a team for sale day that consists of experienced professionals.
- **Goal:** Our goal is to sell 90% of merchandise and obtain the most we can for your things in 3 days.
- **Presale:** We will begin merchandising, marketing, and selling merchandise as soon as sales contract is signed.
- **Security:** We will do our best to maintain and secure entry and exit to prevent loss during the sale. We will keep small valuable items at the cashier area. However, we are not responsible for theft.
- **Payment:** You will receive payment for your percentage of sales proceeds within 15 days of the conclusion of the Estate Sale.

Initial: _____

- **Disposal of unsold items:** We will leave the property as neat as possible. We will group the unsold items together so you can donate to the charity of your choice.
- **Trash:** We will pull the trash container to the curb for each scheduled trash pickup day by your garbage service. If you need excessive trash removal we have some contacts we can enlist to help you for a fee.
- **Dumpster:** Occasionally a dumpster is needed. If a dumpster is needed it will be paid for from the sellers proceeds. That fee will be retained along with the commission by All the Best Estate Sales.
- **Removing items Pre-sale:** Our commission is due on all items contracted. No items can be removed once contract is signed. However, if an item is removed we will retain commission as if it had sold.
- **Clients / Owners / Family:** May not be present during the Estate Sale or during the Estate Sale preparation. Estate Sales are emotional. We need to focus on selling your merchandise. Please let us do our job.
- **Personal Property:** Remove all personal property and items Not for Sale. Example: Pictures, cable boxes, diaries, checkbooks, medications etc...
- **Termination:** 1. Cancellation is to be received in writing no later than two weeks prior to the first day of the scheduled estate sale.....2. Contract cancelation requires a \$1000 payment in addition to all commission on sales up to the time of contract cancelation to be retained by Starlett Wessels. We have reserved our time and services for you with the signing of this agreement.
- **Commission and Expenses:** All the Best Estate Sales will retain 40% of gross sale proceeds. Automobiles, boats, and tractors will be retained at 20%.
- **Natural Disaster:** If a natural disaster occurs the estate sale will be rescheduled.
- **Litigation:** If litigation is filed and All The Best Estate Sales prevails, the client of All The Best Estate Sales will pay all attorney fees, court fees, loss of wages, and expenses.

All the Best Estate Sales is happy to work with you. Thank you for entrusting your Estate Sale to us. **Both parties must sign the contract before it is valid.**

Print name: _____

Signature: _____ Date: _____

Address to mail sale proceeds: _____

Signature of Starlett Wessels: _____ Date: _____