



Buying/Selling Estates & Collections

5150 Mills Industrial Parkway, North Ridgeville, OH 44039  
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\_\_\_/\_\_\_, 2017

Client Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

### Estate Sale Agreement

Thank you for selecting **Pro Sellers Incorporated** to sell the contents of the estate known as:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## Terms and Conditions

### We agree to provide the following services

1. We pull any necessary permits for the sale.
2. We provide liability insurance for your peace of mind.
3. We will price, organize, arrange and display all items to be sold. We will research the value of all items checking expensive items with on-line information. We have vast experience in valuation on items which nets you more dollars for your items. We also welcome your input regarding the value of specific items. We will bring many tables and have signs to direct potential customers.
4. We provide invoices for all purchases.
5. We accept credit cards and local checks to increase sales.
6. We provide advertising in local newspapers & we will promote with many on-line sites. We will post many pictures of key items on [estatesales.net](http://estatesales.net).
7. We will "pre-sell" items on [craigslist](http://craigslist) and [estatesales.net](http://estatesales.net).
8. We have over 500 emails to invite previous customers to the sale.
9. We assist customers on moving items off premise.
10. We will pay you by check within 48 hours of sale.
11. We offer clean out options to totally clear out any remaining items. We have contacts for several charities or can use your favorite charity. Tax receipts will be made available on request. We also strive to recycle and repurpose to reduce trash to our landfills.
12. We offer "Consignment" option for more valuable items to be sold on-line for greater profits. See our consignment agreement for our terms and conditions.

**Fees and Expenses.** We agree to provide the following services:

Our fee for providing the services discussed above is 50 % of gross sale proceeds. Our commission is payable on all items in estate sale.

If your sales go over \$5,000 your "take" increases by 10% to a total of 60% on sales over that amount.

Table below is our fees and the discounts at different volumes of sale.

30%	\$15,000+	35%	\$10,001 - \$15,000	40%	\$5,001 - \$10,000	50%	\$0 - \$5,000
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1. **Property and Casualty Insurance:** Because the sale is taking place on your premises, we are relying on you to have in place ordinary property and casualty insurance, and we cannot be responsible for any injuries or other harm occurring in connection with the sale. In the unlikely event someone is injured and notifies us of a potential claim, we will refer them to you, and would expect you to refer them to your insurance carrier. You agree to indemnify us against any claims, damages or liability (including attorney's fees) as a result of an injury or other harm suffered by any person and stemming from the sale, whether before, during or after the sale.
2. Termination fee if you cancel your sale after a date has been scheduled will be \$100 plus any ad expenses that have been incurred.

Our business is built on referrals. Accordingly, it is important to us that you be happy with our service. Above all, we recognize that in entrusting your estate sale to us, we will always operate, with the highest standards of honesty and integrity.

Signing this agreement correctly reflects your understanding of our arrangement, please sign both copies of the letter in the space provided and return one copy to us. We appreciate this opportunity to serve you, and we look forward to a productive estate sale!

X \_\_\_\_\_ Dated \_\_\_\_\_

**Pro Sellers Client**

x \_\_\_\_\_ Dated \_\_\_\_\_

**Pro Sellers Incorporated Agent Signature**

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