



Liquid Estates
815-255-3228

liquidestatesbiz@gail.com

ESTATE LIQUIDATION AGREEMENT

Liquid Estates ("Liquidator") agrees to perform services to liquidate the entire contents of the residence located at:

SALE ONLY (40% FEE) _____ SALE + CLEANOUT (30% FEE) _____

ADDRESS _____ ZIP _____

PHONE _____ EMAIL _____ (the "Premises"),

which personal property (the "Property") is owned and/or controlled by

PRINT _____ (the "Seller").

Seller warrants and guarantees that it owns or has legal title to the entire contents of the Premises, constituting the Property, free and clear of all liens or other claims of right.

Seller agrees that the estate liquidation shall be performed on the following terms:

1. Seller agrees that all items **not to be sold under this agreement** will be removed before Liquidator commences work at the Premises. Items removed after the execution of the agreement by Seller will result in a **40% charge of the valued price of the item or items removed.**
2. _____ (initial) The pricing for all of the items to be liquidated shall be established by Liquidator, in its sole and absolute discretion. **The last day of the sale discounts are 50%**
3. Seller represents and warrants that it has and shall **maintain liability insurance** for the Premises on which the liquidation sale is held and shall indemnify and hold harmless Liquidator and its officers, directors, members, agents and employees from and against all damages to goods and injuries to persons occurring or sustained on the Premises.
4. Liquidator shall not be responsible for any theft or breakage of the Property to be liquidated. **Seller shall assume all risk of loss or damage to or destruction** of the Property from any cause whatsoever from the effective date of this agreement until the time the liquidation sale is ended or a purchaser accepts possession of the goods sold.
5. Liquidator shall require approximately fifteen **(15) business days after the final deposit of the sale to close out the books of the sale**, including the clearing of all checks.
6. **Liquidator will be furnished a key** to the residence and any garages or other structures in which the Property being sold is located. Depending on the selected package, this will determine whether the Seller shall be responsible for cleanout after the sale or if the Liquidator will be responsible for the cleaning. If liquidator is responsible. They will use their sister company, Clutter Junkies, for the removal or disposal of any items not sold.

7. **Seller agrees to pay Liquidator, the package selected rate, if sale only, forty percent (40%) of the gross proceeds** of the sale for the services rendered with a minimum charge \$1,200.00 (total sales of \$4,000 x .40 = \$1,600.00). This will be taken out of the final sales.
8. Vehicles, RVs or Boats over \$ 5,000.00 will be at 20%. Vehicles, RVs or Boats under \$5,000.00 will be at 35%.
9. Should Seller decide to cancel this agreement for any reason, Liquidator will be paid the sum of One Thousand and 00/100 dollars (\$1,000.00) for the time invested in the sale and in addition will be reimbursed for all expenses incurred by Liquidator which were related to the sale in any way.
10. The laws of the State of Illinois shall govern this agreement.
11. This agreement may only be amended, revoked or modified by a written agreement signed by both parties.
12. This agreement contains the entire agreement of the parties and supersedes any and all prior oral or written understandings and agreements.
13. No party to this agreement may assign its rights or delegate its duties under this agreement without the prior written approval of the other party.
14. Venue for the resolution of any disputes through civil action shall be in the County Circuit Court where said property resides, as jurisdiction allows.

THE SERVICES ARE PROVIDED ON A "BEST EFFORTS" BASIS WITHOUT WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES, LIQUIDATOR DOES NOT GUARANTEE THAT THE SERVICES WILL RESULT IN ANY PARTICULAR OUTCOME.

BY SIGNING THIS AGREEMENT THE SELLER ACKNOWLEDGES AND CONFIRMS THAT HE/SHE HAS READ THE AGREEMENT, UNDERSTANDS THE TERMS AND CONDITIONS SET FORTH HEREIN, AND AGREES TO BE BOUND BY SAID TERMS AND CONDITIONS.

IN WITNESS WHEREOF, the parties have executed this agreement to be effective on _____ (date).

By their signatures below, the Seller represents, affirms and agrees to the above conditions:

SELLER: _____

Print Name: _____

LIQUIDATOR: Liquid Estates

FORWARDING ADDRESS WHERE CHECK WILL BE MAILED:

REFERRED BY: _____

ADDITIONAL RESOURCE

Donations:

AMVETS	708-388-7800
SALVATION ARMY	800-728-7825
PICK UP PLEASE	800-775-8387

Junk Services:

Clutter Junkies (Text Preferred)	708-870-3081
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MOVER/PACKER:

To Your Door Movers	815-614-3456
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