

TERMS OF SERVICE AGREEMENT

At the Shoot

The majority of our shoots are with a lockbox/contractor code and no one present in the home. However, we are happy to work with the seller if they are present. Please see that cats/dogs are not loose inside the home during the time of the shoot.

Our typical shoot time for an average size home is around one hour. This varies based on size of course.

If a Client or Brokerage representative is not present, the Photographer's interpretation shall be deemed acceptable.

Agents are expected to have the property staging and cleaning completed prior to the photo shoot. This is imperative to ensure we remain on schedule with our other clients. All properties will be shot "As-Is."

After the Shoot

Once the images have been captured, the photographer will perform digital retouching and deliver to you by 5pm the following business day, unless otherwise specified. We do not count photos as we shoot. Instead, we tell the story of a home. You can expect to receive a minimum of one image per one hundred sq.ft. of finished living space. Homes with staging, architectural detail, outbuilding, etc. will yield more photos than a vacant home on a one quarter acre lot. For smaller homes, you can still expect a minimum of 18-20 delivered images. As an example, a 3,500 sq.ft. home would deliver approx.. 35 images.

Editing

It is important to understand the difference between interior design/architectural photography and real estate photography. It can cost one hundred to thousands of dollars per image for design or architectural work. Real estate photos cost much less because of the nature of the business. Digital retouching will be performed with detail in mind and in a manner that represents the property well. Advanced editing such as removal of large objects, etc. cannot be performed without additional cost. It is also important that we do not mis-represent a property. Please contact me for specific requests.

Rescheduling, Cancellation, No-Show

Please emphasize to your client, the importance of the scheduled appointment.

Rescheduling or canceling prior to 24 hours- We understand this is part of the business. We are happy to work together in these events. There is no charge and a full refund will be given if there is no reschedule or the listing fell through.

Rescheduling within 24 hours of a shoot – There will be a \$50 scheduling fee if a shoot is cancelled or rescheduled from 24hr up to 1hr before the shoot. The time slot was scheduled and prevents another client from occupying that time. We have employees that now have downtime in their schedule and will still have to be paid.

Cancelling within 1 hour of the booked appointment, no access to home, property not photo-ready, or arriving late beyond 30 minutes - will be considered a cancellation, and will be billed at half the rate of the shoot.

Rights and Usage (License)

All images produced for an Agent or Broker [Client] may be used by the Client for any and all marketing materials associated with the specific property and for the Client's self-promotion. This license is good for a period of one-year only. The photos may also be used by the Client's parent company for the sole purpose of marketing the specific property photographed.

Ownership of the images remains with the Photographer, and license is granted only to the Client and Client's parent company, and not to any third party. Any usage of the images by a third party, including but not limited to, architects, builders, stagers, designers, sellers or buyers, is strictly prohibited unless approved in writing by the photographer.