Quarry's Edge Villas Condominiums

6055 Quarry's Edge Lane
Sylvania, Ohio 43560

ESTATE SALE AGREEMENT

Sales Agency: _____ Phone: _____

Business Address: _____
(Street) (City) (State) (Zip)

Sale Location:_____
(Street) (City) (State) (Zip)

This agreement is between the Sale Agency ("Agency") named above and Quarry's Edge Villas Condominiums Association. The Agency agrees to conduct a sale of personal property located at the above-named Sales Location under the following Terms and Conditions:

1. The Sale shall be a one-time occurrence for no more than three (3) consecutive days beginning on Friday (_____/_____/_____) and ending on Sunday (_____/_____/_____).

2. The hours of operation may be between 9:00 AM and 4:00 PM on each day of the sale.

3. The sale shall be conducted in accordance with all applicable State and Local laws.

4. Sales items may only be displayed within the Condominium and the attached garage. No displays of goods outside of the building are permitted except Lawn Ornaments and Patio/Lawn Furniture.

5. No other items for sale may be brought into the Condominium from other locations.

6. Professionally appearing Signage is permitted but only during the hours of the actual sale. No pre-sale signs may be placed at the location or within the Condominium Community Property.

7. Parking by Seller's Agents and Sales Customers is restricted at all times to On-Street Parking and in the Clubhouse parking lot. No Parking Signs must be observed at all times to allow for access by Emergency Vehicles and normal delivery trucks. Vehicles are prohibited from parking on any grass or grassy berm at all times due to potential damage to the in-ground lawn sprinkler system.

8. Pre and Post-sale parking by the Agency is permitted in front of the Condominium's Garage and in its driveway providing such parking does not block or restrict access by other residents.

9. Without exception, illegally parked vehicles will be towed at the owner's expense.

10. Security of the Premises and the conduct of all Agents and their Customers shall be the sole responsibility of the Agency &/or the Condominium Owner as they have agreed thereto prior to the sale.

11. Proof of Insurance and Bonding of the Agency and its Employees shall be provided to the Association in writing prior to the commencement of this Agreement.

12. A Security Deposit of $250 is required to insure against any damage to the Condominium or Condominium Property by the Agency or its Customers, before, during, or after the sale. If said deposit is insufficient to cover the cost of remedying said damage, the Agency shall be responsible for the additional costs.

13. In the event the Agency wishes to cancel this agreement prior to any activity, Pre-sale or otherwise, the return of the Security Deposit, or any portion of same, shall be subject to review for any damages attributable to any sale activity.

14. The sale shall be conducted on the dates stated herein regardless of weather conditions or other factor(s) over which the Agency has no control. No alternative sale dates are included in this agreement.

15. This agreement constitutes the entire agreement between the parties hereto and supersedes and cancels any and all previous agreements. Any agreement or amendment supplemental hereto shall not be binding upon either party unless executed in writing by both parties.

Signed:

_____ _____
(Print Name of Authorized Representative) (Title)

_____ _____
(Signature) (Date)

_____ _____
(Print Name of Association Officer) (Title)

_____ _____
(Signature) (Date)