

Serendipities Closet LLC  
Boutique & Gift Store  
LaGrange, IL

Effective date: October 1, 2016

Serendipities Closet is opening in LaGrange, IL. We are looking for unique crafters and vintage apparel who would be interested in renting space in our retail store in beautiful LaGrange.

You would be renting direct from Serendipities Closet where we will cover all the sales tax and you as your own business would be responsible for your own business and or personal income tax and earnings. We will provide you with inventory print out of items in stock and sold items for easy tax preparation.

There are 3 rental options to choose from plus we take 10% off every item sold. Each rental comes with UPC's but additional can be purchased 20 for \$4.00. We limit the number of items so there is no over cluttering, an easy way to record inventory.

\$100 a month Large Shelf (Plus 10% of sales)- (48" x 15" deep") Perfect for shoes, handbags, collectables and more. 20 items allowed at one time on shelf but we will store duplicate items with the same UPC code Serendipities Closet uses for inventory purposes in our secure storage areas. 20 UPC codes come with this lease agreement. More UPC's can be purchased if needed.

\$175 a month for Half Closet (Plus 10% of sales) (size 20" deep x48" width " x Height 7' in height) Perfect for Vintage Clothing, Larger Craft items and creates a more personal space as a vendor. 35 items allowed at one time in closet but we will store duplicate items with the same UPC code Serendipities Closet uses for inventory purposes in our secure storage area. 35 UPC's come with this lease agreement. More UPC's can be purchased if needed. This can be top half or bottom half of closet with 2 shelves.

\$350 a month for Large Closet (Plus 10% of sales )(size 20" deep by 48"width x Height 7") – Perfect for a crafter or vintage dealer who has many items that would like to share in their own closet which is perfect for clothing, handbags, shoes and accessories. 65 items allowed at one time in closet but we will store duplicate items with the same UPC code Serendipities Closet uses for inventory purposes. 65 UPC's come with this lease agreement. More UPC's can be purchased if needed. If an item sells, we will add another stock item or new item with UPC.

Keep in mind many consignment (rental space) shop charge rent and a %. For example: If you were to sell \$1000 a month in merchandise and we took 30% (300), your take would be \$700. If you rented a shelf from Serendipities Closet for \$100 shelf plus our 10%, you are only paying \$200. Our rents are reasonably prices for the high volume of traffic and location in downtown LaGrange, IL.

We DO NOT offer exclusive to any vendor! We can appreciate each artist and their talents and would like to give the same exposure to each vendor. We will try and keep vendors in different locations throughout the store but we will not give exclusives.

**\*\*\*\*\*PLEASE NOTE:** Each vendor must have their own private business liability insurance.

Due to insurance companies not knowing what it cost for each individual vendor to supply its business it is best for each person insure their own inventory for the best coverage.

❖ **Terms of Lease that must be signed to gain rental space at Serendipities Closet LLC ( You will be given lease agreement at time of rental):**



All leases at Serendipities Closet are 6 months. You must tell us on your 5th month if you plan to renew lease another 6 months.



· At the time of rental, Serendipities Closet requires FIRST and LAST month rents. Your last month rent will cover your final rent should you not renew your lease for another 6 months.



· Every item that is displayed on your rental shelf or in your closet will have a UPC code that is provided by Serendipities Closet to keep track of inventory and sales.



· Each lease comes with the number of UPC's provided above. If you sell the same items over and over, no new UPC's will ever be needed but if you change an item color or description, then a new UPC will need to be added to that item.



· Each item MUST have your own tag with a blank back so the UPC code can be attached. We will not stick UPC labels to items to prevent any damage to your items. We have apparel pricing guns and plastic clothing zips that can be used to secure your tag on your items. (We do not mind if you have your personal website or email on your tag)



· You must make an appointment to change out your items so every item is properly tagged and this takes time with undivided attention so there are no errors.

· We pay vendors once a month for items sold with check and inventory printout will be supplied as well with checks.



· Rent is due on the first of each month and can easily be paid by Paypal invoice. Or check by mail. If you have enough sales at the end of the month we will take rent payment and then submit check for your additional earnings for the difference. We will give 5 day grace period if you do not have enough sales to cover rent. If rent is not paid by the 5th, items will be removed from shelf or closet and placed in secure storage area and your space will be rented to the next vendor. Arrangements can be made to pick up inventory.



There are no refunds at Serendipities Closet exchange only but that does not mean a customer will not exchange your items in which your item will go back in your inventory. This will show on your bi-weekly inventory payout sheet. Customers have 14 to exchange items.

Please send your completed application and drop off or mail to:

Serendipities Closet  
29 S. LaGrange Road  
LaGrange, IL 60525

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

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

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

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

Phone: \_\_\_\_\_ Please Check \_\_\_\_\_ cell \_\_\_\_\_ home \_\_\_\_\_ business

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

Please describe the items you are looking to sell at Serendipities Closet:

\*\*\*Please attach 2 –3 photos of items so we try to not duplicate items per rental space.

Size your would be interested in renting. Please check:

4' Shelf \_\_\_\_\_ Small Closet \_\_\_\_\_ Large Closet \_\_\_\_\_

Rent is non refundable once lease is signed.

We look forward to meeting all of you! Serendipities Closet LLC is looking forward to helping small business owners get more exposure and sales.

**Serendipities Closet CANNOT and WILL NOT make any claims as to sales and earnings and makes no guarantees to each vendor regarding sales per month.**

**What is included in monthly rent at Serendipities Closet LLC**

- · Location, location, location! Serendipities Closet is located in the heart of LaGrange, IL with shopping and restaurants. Plus freedom as our staff will take care of you inventory for sales.
- · Personal attention when adding and removing inventory (appointment must be made by each vendor)
- · Modern UPC inventory for accurate inventory and accounting.
- · All state and village taxes paid by Serendipities Closet LLC also all credit card fees. Liability insurance for inventory throughout the store to cover damage only.
- · The ability to tag all your inventory with your personal website and contact information. Serendipities Closet pays for all wrapping and bags for vendor items
- · When signing lease, you can check if you would like us to add your items added to our social media including our Facebook Fanpage, Instagram, Twitter, Google Plus, Pinterest and our own personal blog [www.serendipitiescloset.com/blogspot](http://www.serendipitiescloset.com/blogspot) for additional exposure.
- · Payment on sale once a month with inventory print out of UPC sales.
- · Low 10% commission on items sold in addition to the rent
- · Customers can place orders for any vendor. We contact vendors to create and drop off for customer pick up. Sale is same as if sold in store. Payment taken for item at time of order. Vendors may put together photo book of items for customers to order and we will take order, payment and call vendor to make and drop off order. (This is not mandatory but just another way to increase sales)

**What we will be offering our customers to keep them coming back:**

- · Participation in all LaGrange, IL activities including annual street fest, sidewalk sales and the annual Christmas Walk for the holiday season.
- · Customer appreciation club with Spot On. Customers earn points for free merchandise that Serendipities Closet provides.
- · Discount sales and coupons throughout the year but customers cannot combine coupons and customer rewards.
- · Ability to use coupon codes from our social media sites.. Follow us on their favorite social media app for upcoming sales and events.

- Scheduled events to bring in more customers for additional exposure.