

Madison Locations

107 South Fair Oaks Ave, Ste. 002, Pasadena, CA 91105
Office: (626) 796-6542 Mobile: (626) 399-6809 Fax: (626) 796-6542
www.Madisonlocations.com
Email: contact@madisonlocations.com

PROPERTY RELEASE AND LOCATION CONTRACT

This agreement is between **Madison Locations**, the use of the property hereafter mentioned and the following parties:
Producer:

Property Owner:

Property Address

Fees: Producer agrees to pay the following fees for the use of the above-mentioned property wherein he will provide payment for such fees payable to **Madison Locations** upon signing of this agreement at which time **Madison Locations** shall make a check out to **Owner**.

Total Production Costs:

SHOOTING SCHEDULE BREAKDOWN

Date	Description	Hours	Call Time	Wrap Time	Cost
1/1/2007	PREP	2 hrs	5pm	7 pm	included
1/1/2007	Shoot day	8 hr	10 am	6 pm	\$ 4250.00
	Site rep fees @ \$ 15.00 hr	10 hrs			\$ 150.00
	Deposit				\$ 4250.00
	TOTAL NEEDED Cashiers Check				\$ 8650.00

Call time is to be defined when Producer or Agent or cast and crew arrives on Premises.

Wrap time is to be defined as when all persons, equipment and vehicles of the Producer have left the premises.

Financial arrangements for the shoot shall be finalized only after consultation with the **Owner**. **Owner** agrees to allow **Madison Locations** to collect the total fee from the Producer, deposit said fee into Madison Locations Account and disburse said fee as follows:

To Owner the sum of 70 %

Overtime over 10 hours total @ \$ 400 hr

Madison Locations 30 %

Producer agrees to provide a Certificate of Insurance of not less than \$1,000,000.00 (one million dollars) with the inclusion of third party liability naming **Owner**

Electricity: Genarator Phone: cell only See attached additional instructions by Homeowner

If not left to **Owners** satisfaction there shall be a \$ 300.00 cleaning fee .

OWNER agrees that **Madison** has legal right and permission to negotiate the rental and use of said property.

It is agreed and understood by Owner and **Madison Locations** that when a representative of the Producer to the property or initially provides the Owner with a possible booking by a Producer, it is understood by both parties that if the Producer does in fact use the Property, that **Madison Locations** is due on demand the full commission from the total amount paid to Owner by the Producer whether or not **Madison Locations** contracts the property for use by the Producer.

1. Fresh Clean Layout Board Must Be Placed under All Heavy Equipment. (Boards to be taped to each other. **No Tape on Floor**).
2. **No Nailing and or screwing** into interior or exterior walls, doors, sills, windows and/or moldings.
3. Producer agrees that at completion of filming on above-mentioned date, Producer shall remove from premises all structures; equipment and materials used for production, and replace all of the owners personal property moved during use of premises.
4. **No moving/disconnecting of phones, computers** or other electrical equipment.
5. Producer agrees to restore premises (interior and exterior) and personal contents to its **original condition** as they were immediately prior to the shoot.
6. Owner(s) hereby warrants that (s)he/they have the full and complete right of authority to enter this agreement and grant the rights granted herein.
7. Producer hereby warrants that (s)he/they have the full and complete right of authority to enter this agreement and grant the rights granted herein.

RETURN SIGNED PAGES 1 and 2

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8. A walk-through shall take place after completion of filming with representatives of the Producer and Owner to determine any loss or damage to property as a result of the production. Any such loss shall be the responsibility of the Producer and shall be reimbursed to the Owner by Producer within ten (10) days or a mutually agreed length of time. Fees may be deducted from the security deposit upon approval of Producer. Owner has the right to select any or all contractor's necessary bids for repairs at a reasonable cost. Producer may also present bids for loss or damages to Owner's property. Either party may request up to three (3) good faith estimates for repairs. All repairs and/or replacements are subject to Owner's approval. A licensed contractor shall do all repair work. **All damage must be reported to Madison Locations within 24 hours of Producer vacating property.**
9. Producer shall require that all crew/cast/subcontractors obey directions of the Owner and/or location site representatives as relates to protection of the property; failure to do so shall be a breach of this agreement.
10. Owner understands and agrees that producer may be recording **MATURE** film/video and/or still photography content. Producer shall own any and all film, videotapes, photography and sound recordings, and Producer and agents thereof may use them in perpetuity in all and any media which shall be taken on and of said property.
11. **All dates and times are subject to change if all parties are in agreement:** (a) Owner and Producer agree that due to any inclement weather, including unusual causes, such as earthquakes, fires or rain, both parties hereby agree on rescheduling to a mutually agreed upon date in order to re-shoot. (b) If a verbal and/or written cancellation notice is not received within 24 hour notice in advance, Producer will be obligated to pay (Note: exclusion (a) enables Producer to re-scheduling only) cancellation fee of 50% of the total due for first film day.
12. All catering to be in kitchen or were determined by property Owner.
13. Location of craft services to be determined by Homeowner and Production Mgr.
14. **PRODUCER AGREES TO COMPLY WITH ALL CITY, STATE, AND FEDERAL LAWS AND/OR PERMITS REQUIRED.**
15. **No Alcohol and/or drug use is permitted upon property.**
16. **No Pets may be brought to property during shoot.**
17. **No One permitted on set without permission of producer.**
18. **Nudity, if used, can not be visible to the public.**
19. Neither **Madison Locations** nor any tenant, nor other party now or hereafter having an interest in the property, shall have any right of action, including, but not limited to, those based upon invasion of privacy, publicity, defamation, or other civil rights, in connection with the exercise of the permission and/or rights herein granted.
20. In the event of a breach by Producer hereunder, Owner shall be limited to an action at law for damages. In no event shall Owner have the right to enjoin the development, production, distribution or exploitation of the program filmed hereunder.
21. Producer agrees to indemnify, defend and hold harmless Owner and Owner's agents, representatives of **Madison Locations**, assignees and all occupants and invitees of the premises from all claim, demands, liabilities, costs and expenses (to include attorney's fees) of any and all kind in connection with the following
 - a. Producer's use of the premises or property thereon or adjacent thereto.
 - b. Producer's breach of this agreement, and the development, production and exploitation of any film or other work or element thereof in connection with which the location was utilized.

Producer is

And its employees, agents, successors, licensees, assignees, and invitees. Owner releases Producer from any claim of trespass, invasion of privacy, defamation, libel, right of publicity, copyright infringement, of violation of any other right arising out of this agreement. If in the event Owner may have any claim for breach by Producer, Owner's remedy shall be before monetary damages, and not for equitable relief (e.g., injunction, video recall, enjoin or restrain Producer's right to distribute the movie, etc.)

Additional Items:

AGREED TO AND ACCEPTED BY:

Property Owner:	Date:	Date:
Madison Locations		
Producer:	Date:	

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