



Silver, Gold, Platinum Service Packages

#### Maintenance Services:

Co-Lux will provide the following maintenance services for each property based on the customer's elected tier of service:

#### Bronze Tier:

##### 1. Inspection and Maintenance Visit:

- 1 scheduled visits per month for each property.
- Comprehensive inspection of the property.
- General maintenance tasks, such as:
  - Lawn care
  - Exterior cleaning
  - HVAC system check
  - Plumbing and electrical inspection
  - Appliance maintenance
  - Interior cleaning (if applicable)
  - Minor repairs

##### 2. Emergency Repairs:

- Co-Lux will be available for emergency repairs and maintenance during business hours.

#### Silver Tier:

##### 1. Inspection and Maintenance Visit:

- 2 scheduled visits per month for each property.
- Comprehensive inspection of the property.
- General maintenance tasks, such as:
  - Hot Tub Chemical Balance (Prior to Guest Arrival and During Scheduled Inspections)
  - Exterior cleaning
  - HVAC system check



- Plumbing and electrical inspection
- Appliance maintenance
- Interior cleaning (if applicable)
- Minor repairs

2. Emergency Repairs:

- Co-Lux will be available for emergency repairs and maintenance during business hours.

Gold Tier:

1. Inspection and Maintenance Visit:

- 4 scheduled visits per month for each property.
- Comprehensive inspection of the property.
- General maintenance tasks, such as:
- Snow Plowing and Shoveling (3 Inches of Accumulation)
- Hot Tub Chemical Balance (Prior to Guest Arrival and During Scheduled Inspections)
- Exterior cleaning
- HVAC system check
- Plumbing and electrical inspection
- Appliance maintenance
- Minor repairs

2. Emergency Repairs:

- Co-Lux will be available for emergency repairs and maintenance during business hours.

A La Carte Services:

Co-Lux offers individual services to our customers on a one time or reoccurring basis regardless of their tier, based on the customer's needs, and can be added to a customer's plan. These services include:

- Snow Shoveling - \$75.00 per manhour.
- Snow Plowing - \$250.00 per month at 4 inches accumulation.
- Roof Snow Removal – Price depends on properties square footage and height.



Pricing: The pricing for maintenance services varies for each property and their individual tier of service.

Payment Terms:

- Invoicing will occur on a monthly, deferred revenue basis.
- Payment is due within 15 days of receiving the invoice. Any outstanding balance may be subject to a 5% late fee, but allowances can be made for unforeseen circumstances.

Terms and Conditions:

- The services provided by Co-Lux will be in accordance with the terms and conditions specified in the maintenance agreement between Co-Lux and Companies and Home owners.

Please feel free to reach out to us for any questions or to discuss any specific requirements for individual properties.

We appreciate the opportunity to serve you and maintain your properties. Thank you for considering CoLux for your property maintenance needs.

Sincerely,

Co-Lux Owners

Emily Stroud – (719)293-4328

Lori Adis – (970)368-5623