



**MASTER'S
PARADISE**
HOME SERVICES

Master's Paradise
Home Services LLC
8936 Cascades Isle Blvd
Estero, FL 33928

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Home Watch/Property Management Agreement

Master's Paradise Home Services LLC (MPHS) will perform scheduled inspections as per the specified interval as indicated below, and according to the specified checklist as indicated herein.

The term of this agreement is for a period of one (1) year from the date of this signed agreement and is automatically renewable for the same one (1) year term. Termination of this agreement can be made by either party for any reason with advance 30 day written notice by certified mail, without any penalty. Our mailing address is Master's Paradise Home Services LLC, 8936 Cascades Isle Blvd., Estero, Florida 33928.

The costs for Home Watch are \$_____ per month as indicated by the fee schedule herein. Any partial months shall be prorated. In the event this agreement is terminated as outlined, all pre-paid monies will be prorated and refunded within thirty (30) days of written notification.

Master's Paradise Home Services LLC ~ Lee County License #1901686

Client Names: _____

Client/Service Address: _____

Phone-Cell: _____

Phone-Home: _____

Phone-Other: _____

Email address: _____

Date of Service to begin on: _____

Date of Service to end on if applicable: _____

Home Watch monthly Fees

____ Semi-Monthly Inspections \$60/month (Client initial service interval)

____ Weekly Inspections \$110/month (Client initial service interval)

This agreement authorizes Master's Paradise Home Services LLC to monitor and inspect the exterior and interior of your home or condominium as outlined in this agreement, and to perform any contracted services that the client has authorized MPHS in written or electronic form. Client agrees that they have full legal ownership for authorization to contract and permit access to property and to permit access to all gated community access points. Client is responsible to notify and inform all community security entities of this agreement to have MPHS personnel enter and have access to the specified premises. Client is also responsible to provide all keys, security system and gate codes necessary to carry out the agreed services.

Home Watch inspections include but are not limited to the following items:

- Inspect the exterior of the home for any possible damage from storms, weather, pests and possible intrusion.
- Verify that all service providers such as pool, lawncare and pest control are performing specified services as agreed upon with homeowner, as MPHS has been notified of.
- Removal of newspapers, mail, fliers, etc. Bring in any trash/recycle bins from outside.
- Perform visual inspection of all doors, windows and security system, as well as AC systems and pool, that all are secure and functioning according to normal or agreed upon requirements.
- Inspect all sinks, toilets, showers, tubs, faucets, water heaters and washing machines to insure normal operation and no leaks.
- Visually inspect for any signs of mold, mildew, water damage or intrusion, and any pest or insect intrusion or damage.
- Client will be notified immediately of any potential problems. If any immediate action is deemed necessary, attempts will be made to minimize the problem and/or secure the premises until client can communicate any further action desired to be taken.
- Reports of each inspection/visit will be filed immediately upon full inspection, electronically through MPHS [QRIDit® Home Watch](#) system. Client will have immediate access to all reports, photos and information through the Client portal login page, which is <https://mastersphs.qridithomewatch.com/login>
- All clients will be notified by email and/or text of any tropical storm or hurricane threats.

Master's Paradise Home Service's are for observation and reporting only. We cannot fully guarantee the safety and/or condition of your home. We cannot warrant against break-in, vandalism, or acts of nature. Master's Paradise Home Services LLC will not be held liable for damage to client's property unless actually caused by our negligence. Master's Paradise Home Services LLC is not liable for other service provider's work or actions.

Master's Paradise Home Services LLC agrees to maintain full state and county business registrations up to date and liability insurance covering the services we offer and can provide documentation to client if requested.

Client agrees to pay Master's Paradise Home Services LLC all billed invoices within 15 days of due date. Failure to make payments according to these terms may result in termination and suspension of all services.

Client hereby acknowledges and agree to the services as outlined and fees contained herein.

Client Signatures:

Date

Date

Master's Paradise Home Services LLC

Owner Date