



1. SCOPE OF SERVICES

Guardian Home Watch, LLC agrees to perform scheduled visual inspections of the property including:

- Exterior condition
- Interior condition
- HVAC operation
- Plumbing leaks
- Electrical issues
- Signs of intrusion or damage

NOTE: This is a visual inspection only. No invasive or technical inspections are performed.

2. LIMITATIONS OF SERVICE

Client acknowledges:

- We do not move personal belongings, open drawers, safes, or locked areas
 - We do not guarantee prevention of damage, theft, or system failure
 - Hidden issues behind walls, ceilings, or underground are not detectable
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3. REPORTING

A digital report including photos and notes will be provided after each visit. These reports serve as proof of service.

4. EMERGENCY RESPONSE

If an urgent issue is discovered (water leak, break-in, system failure):

- Client will be notified immediately
- Guardian may coordinate third-party contractors if authorized

Any third-party services will be billed separately.

5. CLIENT RESPONSIBILITIES

- Maintain utilities (electric, water, HVAC)
 - Provide access to property
 - Notify of known issues before departure
 - Remove or lockup all valuables
(Guardian Home Watch employees are vetted and background checked)
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6. ACCESS & SECURITY

Client agrees to provide:

- Working keys, codes, and alarm instructions
- Emergency contact information

Guardian Home Watch, LLC is authorized to access the property for scheduled visits.

7. GUARDIAN-OWNED LOCKBOX AND EQUIPMENT

- Guardian may provide and place a lockbox at the Property for use in performing Home Watch services. The Customer authorizes Guardian to place, operate and remove the lockbox at a mutually approved location. The lockbox remains the exclusive property of Guardian Home Watch, LLC and does not become Customer property.
 - Upon cancellation or termination of service, the Customer will provide Guardian reasonable access to retrieve the lockbox. The Customer will not relocate, reprogram, transfer, discard or retain the lockbox without Guardian's written authorization.
 - If the lockbox is lost, destroyed, intentionally damaged, removed without authorization, retained, or not made reasonably available for retrieval, the Customer agrees to pay a fixed **\$200 lockbox replacement charge**. The charge reflects Guardian's anticipated cost of replacement, programming, configuration, administration and redeployment and is not intended as a penalty. The charge does not apply to ordinary wear, equipment failure or damage caused by Guardian personnel.
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8. LIABILITY

Guardian Home Watch, LLC is:

- Bonded and insured

Liability is limited to the cost of the monthly service provided.

Client agrees to hold Guardian harmless for:

- Pre-existing conditions or hidden defects
 - Unforeseen system failures
 - Acts of nature or third-party actions
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9. PAYMENT TERMS

- Services billed monthly in advance
 - Missed payments (4 days late) will incur a \$25 fee and result in service suspension
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10. TERMINATION

- Either party may terminate with 14 days written notice.
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