

CONTRACT

Lake Havasu City Home Watch Service Contract

Client contact & billing information

Client: _____

Address: _____

City, State, Zip: _____

Telephone (Primary): _____

Cell Contact Name: _____ Number _____

Secondary Cell Contact Name: _____ Number _____

LAKE HAVASU CITY HOME WATCH PROPERTY INFORMATION

Address: _____

City, State, Zip: _____

Telephone (local): _____

LOCAL CONTACT INFORMATION

(Person(s) with access to your home)

Name(s) _____ Telephone _____

Association: (neighbors, family etc) _____

Name(s) _____ Telephone _____

Association: (neighbors, family etc) _____

EMERGENCY NOTIFICATION

Should damage, Illegal activity or general concern arise and the owner cannot be contacted, the following person(s) should be contacted for recommended action and/or authorization. Should this person be unavailable we will make a best attempt to temporarily repair/stabilize the situation at the homeowner's expense.

Contact: _____

Association:(neighbor, family etc) _____

Address: _____

Telephone Number(s): _____

INSPECTION REPORTS:

Lake Havasu City Home Watch shall send

____ weekly ____ monthly

Inspection Reports to: ____ text at _____

____ email at _____

LAKE HAVASU CITY HOME WATCH PROPERTY INSTRUCTIONS

Alarm Company: _____ Telephone _____

Security System Settings: _____

Security System & Entry Instructions: _____

Type of heating: Gas Solar Electric Service Provider: _____

Telephone: _____

HVAC System Settings: Heat Temperature Setting at: _____

Air Conditioning Setting at: _____
Water Heater Setting: _____
Light / Time Settings: _____
Inside Instructions: _____
Outside Instructions: _____
Irrigation Settings: _____
Additional Information & Instructions: _____

AUTHORIZED SERVICE PROVIDERS CONTACT INFORMATION

Plumber: _____ Telephone _____
Electrician: _____ Telephone _____
Pest Control: _____ Telephone _____
Landscape: _____ Telephone _____
Pool: _____ Telephone _____

Recommended emergency service providers -Plumbing - Van Roory - 928-855-3243

Electrical - Sam Nichols - 928-855-4121

MONTHLY \$85.00 FEE FOR BASIC SERVICE: WEEKLY EXTERIOR ONLY

Exterior Inspection list:

- Evidence or signs of forced entry or vandalism
- Ensure front of house is uncluttered from garbage, debris and any foreign materials.
- Confirm that all outside doors and all windows/screens are closed and undamaged
- Walls, fences and gates in proper positions, locked, etc.
- A visual inspection of problems on property including roof, gutters, balcony or terrace
- Yard and garden plants, inspect that irrigations systems work, and that your landscaping company carried out the agreed work.
- Check garden and patio furniture, umbrellas, storage boxes, etc.
- Outdoor faucets and hose connections are turned off or on according to request
- Any signs of mold, mildew, rodents, insect infestation.
- Any undesired water intrusion
- Replace light bulbs in outside areas, if defective and area is easily accessible and requested and provided by owner.
- Visual check of undesirable neighborly activities, usage of hoses, trespassing, remodeling or building projects.
- Collect mail, advertising, door hangers, etc. to determined location
- Any kind of damage or irregularity.

MONTHLY \$100.00 FEE FOR FULL SERVICE: WEEKLY EXTERIOR AND INTERIOR COMPLETE CHECK

Interior Inspection list:

- A visual property and home inspection on the inside
- Indoor climate and smell check, airing rooms out
- Heating or A/C working properly at set temperature
- Replace air filters if requested and provided by owner
- Replace broken light bulbs (if easily accessible) if requested and provided by owner

- Replace batteries of smoke detectors and similar devices if necessary (if easily accessible) if requested and provided by owner
- Structural damage (visual check) on windows, walls, ceilings and floors.
- Obvious signs of water damage
- Operate faucets in kitchen and bathrooms and flush toilets (preventing build up of calcium)
- Check for leaks under sink in kitchen, bathrooms, run dishwasher if there are unpleasant odors
- Check power supply and inside temperature of refrigerator, freezer and wine cooler
- TV/Internet router and other electronic devices (not in use: off or unplugged)
- Water heater (if not turned off, visual inspection of temperature and leaks)
- Moisture, mold, mildew, rodents or insects inspection of kitchen cabinets
- Adjust blinds, curtains, reprogram lighting schedule. Simulate and presence and improve security
- Laundry room, storage room check
- Garage and car, motorcycle, Trailer, RV: visual check of garage and vehicles- upon request, charging batteries or changing position on your property (property looks occupied)
- Any kind of damage or irregularity.

ADDITIONAL SERVICES BY REQUEST:

Additional day check request \$25.00/Visit

Emergency Services Fees \$25.00/Visit

Situations including Storm Damage Inspection

Alarm Notification Check/reset

Meeting with Service Provider

If you would like Emergency Response Services, please notify your alarm company that Lake Havasu City Home Watch is a key holder and is not a security company.

Services payable with cash or check. Credit card payments will be subject to an additional 3% transaction fee. LATE PAYMENTS ARE SUBJECT TO A 3% LATE FEE AND \$30.00 FEE FOR ALL RETURNED CHECKS.

Initial _____

Monthly billing is available upon request. Modified dates changes accepted

Total service cost for specified time period of _____ Weeks _____ Months

\$ _____

START DATE: _____

END DATE: _____

Total amount paid: _____ Paid by: ___ Cash ___ Check ___ Credit Card

Date: _____

Billing email: _____

PURPOSE OF AGREEMENT: The purpose of this agreement is to state the duties and obligations of Lake Havasu City Home Watch and the client as well as to specify the respective care and handling of the home and/or other services client desires. The referenced home information is fully described within the Contract and said information is necessary for service commitment.

Initial _____

SAVE HARMLESS AND INDEMNITY: The owner/homeowner hereby agrees to indemnify and hold harmless Lake Havasu City Home Watch, from any and all liability that may result from all damage suits or claims in connection with the provision of the services described within this Agreement, and from all liability for injuries to persons or property suffered or sustained by any person whomsoever, and to carry adequate homeowner's insurance to protect the interest of parties hereto.

Initial _____

DAMAGES OR MISSING ITEMS: Lake Havasu City Home Watch will not be held responsible for any damage to the property or items missing, switched out, lost, damaged or stolen under any circumstances including but not limited to theft, vandalism, negligence of invited or uninvited individuals, or acts of nature.

Initial _____

TERMINATION: Either party may terminate this Service Contract with 30 (thirty) days written notice. Upon cancellation, Lake Havasu City Home Watch shall return all keys, gate passes, codes, and openers to Client and Client shall submit all fees due and payable to Lake Havasu City Home Watch within 10 (ten) days of receipt of termination notice.

Initial _____

GOVERNING LAW: In the event any claims and/or disputes arise from this transaction said dispute shall be governed by the laws of the State of Arizona. The parties agree that if legal procedures are necessary to ensure the provisions of the Agreement, the prevailing party shall recover their reasonable legal fees.

Initial _____

AUTHORIZATION AND APPROVALS:

All parties confirm the Service Contract provided by Lake Havasu City Home Watch and the information provided by the client is understood and agreed upon.

Inaccurate or incomplete information is the responsibility of the client and will void all responsibility of said services.

This document confirms the approval for limited access to the client's property for the home monitoring services.

Any emergency will be handled as detailed in this form set with charges due upon per agreed conditions.

Initial _____

CONFIDENTIAL INFORMATION: We at Lake Havasu City Home Watch respect our clients' confidential information and privacy. The information collected on this form will only be used by representatives of Lake Havasu City Home Watch on an as-needed basis and will NEVER be made available to, rented or sold to third parties.

ADDITIONAL INFORMATION

Every effort will be made to oversee your home but Lake Havasu City Home Watch cannot protect from break-in, vandalism or other acts of nature. We do not anticipate problems but we will do our best to immediately inform you of any instances should they occur.

Should any unexpected home fees or costs be incurred, Lake Havasu City Home Watch will contact client for approval. These costs will be shown as a separate line item on your invoice.

We understand emergencies arise and we will be as accommodating as possible to meet such requests.

Keys, passes, codes, openers are required at the signing of the Service Contract.

Surcharges for lengthy travel times/distances will be added but these will be discussed with the client at the signing of the Service Contract.

Initial _____

LAKE HAVASU CITY HOME WATCH REQUIRES A SERVICE CONTRACT FOR ALL WORK TO ENSURE A COMPLETE UNDERSTANDING OF ALL SERVICES EXPECTED. THIS CONTRACT MUST BE SIGNED BY THE CLIENT AND OR HOMEOWNER(S) BEFORE ANY WORK CAN BEGIN.

Initial _____

I agree to all conditions of this contract.

Date: _____ Client/Homeowner(s): _____

Date: _____ Lake Havasu City Home Watch: _____