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98734

Accurate

Termite & Pest Control

DELMARVA OWNED & OPERATED
800.293.7531

ANNUAL PEST CONTROL SERVICE AGREEMENT

www.accurate.pro

Initial Service Date: 8/16/25

Time Frame: 1030-230

Customer Name: ANTIGUA CONDOMINIUM - HOA Hm.# 917-335-1184 Wk.# _____ Cell# 610-585-4428
Contact Person Name: ANTIGUA CONDOMINIUM - HOA Hm.# 917-335-1184 Wk.# _____ Cell# 610-585-4428
Service Address: 8500 Coastal Hwy, Ocean City, MD 21842-7734
Billing Address: 8500 Coastal Hwy, Ocean City, MD 21842-7734 Email: rditch@comcast.net
Structure(s) covered: Dwelling Commercial Structure Detached Garage Shed Other 104 UNITS
 Professional Pest Management Program Professional Pest Management Program PLUS Monthly Quarterly Other
 Roaches Bedbugs Carpenter Bees Carpet Beetles Ornamental Pests Mosquitoes Other MICE

Professional Pest Management Program is a quarterly pest management service. Pests covered include Ants, Spiders, Mice, Rats, Bees, Wasps, Hornets, Crickets, Centipedes, Millipedes, Fleas, Ticks, Boxelder Bugs, Ground Beetles, Stored Product Pests, Silverfish and Pill Bugs. This service **does not** cover Termites, Wood Boring Beetles, Bedbugs, Mosquitoes, Indoor Roaches, Carpenter Bees, Carpet Beetles, Fire Ants, Ornamental Pests, any pest not mentioned above or any Non-insect Pest unless checked above.

Accurate Pest Control agrees to provide necessary labor and materials to provide insect maintenance. This Agreement does not cover labor or materials necessary for structural alteration. This Agreement does not guarantee the elimination of pests. The provided guarantee is to provide treatment only for covered pests. Accurate Pest Control will return between scheduled services, for reasonable re-infestation of covered pests, at no extra charge. Damage to the structure, or its contents are neither covered nor is repair or compensation for such. The initial & annual inspections are visual only inspections to only readily accessible areas.

Customer agrees to keep property free of conditions which promote insect infestation. Customer agrees to notify Accurate Pest Control of any edible vegetation within 20 feet of the structure, any birds or fish or any recent treatments performed. Customer agrees that treatment methods are at the discretion of Accurate Pest Control.

Many pests (fleas, roaches, ants, bedbugs, etc.) take time and/or several treatments to control due to their life cycle or hard to reach harborage sites. Service prior to appropriate waiting period may not help in control & will be an additional charge. **THIS CONTRACT IS A ONE YEAR AGREEMENT**, unless specifically stated below for a period shorter than one year. **CUSTOMER AGREES TO PAY BALANCE OF CONTRACT FOR EARLY TERMINATION. CUSTOMER INITIAL. X** Randy Ellis

This Agreement will continue on a service to service basis following the original term of the contract. Following the original term of this contract, either party may cancel the Agreement by giving thirty (30) days notice in writing. **If, at any time after the original term of the contract, a no charge retreat is requested by the customer, customer agrees to renew contract for one more paying service, or 3 months, whichever is less.** This is (unless specified differently above) a quarterly maintenance program. Timely maintenance services are necessary to prevent infestation and minimize treatments. On quarterly PPMP services, Accurate Pest Control will provide exterior maintenance services. These services will **NOT** be scheduled in advance. If the customer needs an interior service, please contact Accurate Pest Control and service will be scheduled in a timely manner. On all services other than quarterly PPMP, Accurate Pest Control agrees to make three (3) attempts during appropriate month to schedule service in advance. **If, after three attempts, the customer cannot be reached an exterior maintenance service will be performed. Customer agrees to pay for exterior only maintenance service.** Customer may call to schedule inside service. If customer refuses service during the month of service, there is no longer a warranty between services, a service charge will apply to continue service and cancellation terms apply as explained above. A 15 day grace period to perform service, following the last day of scheduled month, will be allowed by Accurate Pest Control as long as service is scheduled by the end of the scheduled month. If a service is scheduled in advance, scheduled for exterior service or scheduled after three unsuccessful attempts to contact customer, cancellation must be made by 5:00 p.m. on the last business day prior to scheduled service to avoid a service charge. All services are to be paid for at the time of service unless prior arrangements have been made. A finance charge of 18% APR, plus collection fees, attorney fees and court costs will be applied to all accounts after 30 days.

Antigua Condominium will be named as additional insured under general liability

PLACE 2 RODENT STATIONS PER UNIT PESTS / TREATMENT SPECS

PLACE 1 RODENT STATION PER FLOOR TRASH ROOM

MONTHLY CHECKS AND REFILL BAIT STATIONS AS NEEDED SPECS

WILL NEED TO GAIN ACCESS TO EACH UNIT PER VISIT

PAYMENT INFO WILL BE LEFT ON FILE FOR BILLING PAYMENT SPECS

FIRST TREATMENT WILL BE DONE ON SATURDAY ONLY ALL OTHER SERVICES WILL BE DONE DURING NORMAL OPERATION HOURS MON- FRI

Initial Service \$ 2,022.00 Maintenance Service \$ 780.00 Total # of Services 12 Contract Term 1 YEAR
Total Contract Price \$ 10,602.00 Amount Paid \$ 0.00 Due at Initial Service \$ 2,022.00 Balance \$ 8,580.00
Credit Card # _____ Exp. Date _____ Security Code (3 digit on back) _____ Billing Zip Code _____
 CASH CHECK# _____ VISA MASTERCARD DISCOVER **5% DISCOUNT FOR INITIAL FULL PAYMENT**

Acceptance of Agreement - Prices, terms, specifications and conditions are satisfactory and hereby accepted. Accurate Pest Control is authorized to perform the work as specified. Payment will be made as outlined above. Company reserves the right to change this Agreement if not accepted within 30 days. Company reserves the right to revise the service and costs after the initial term of the contract.

Customer Sign & Date: _____ Randy Ellis

Company Rep Print, Sign & Date: Randy Ellis **302-381-5336** 8/12/25