J.A.K.K.’S PROPERTY UPKEEP & CLEANING

From Rental to Retreat · Marshfield, MA · 781-752-0256

CLEANING SERVICE AGREEMENT

Customer name: _____ Date: _____

Service address: _____

Phone/email: _____

1. Selected plan and price

Basic — $125–$175 per visit; Standard — $175–$250 per visit; Full/Detailed — $250–$350+ per visit. Final price depends on property size, condition, requested tasks, and written scope.

Selected tier: ■ Basic ■ Standard ■ Full / Detailed (where applicable)
Agreed monthly / per-visit price: $_____ Service frequency: _____

2. Included scope and exclusions

The selected cleaning checklist and frequency must be attached to or written into the estimate. Tasks not listed, deep-cleaning projects, heavy buildup, interior appliances, interior windows, organization, and other specialty tasks are excluded unless expressly included in writing. Customer should secure valuables and advise J.A.K.K.’s of delicate surfaces, access instructions, pets, and known hazards before service.

Property-specific tasks, service areas, or notes:

_____
_____
_____

A walkthrough or property review may be needed to confirm the price and expected duration. Additional work requires written approval before it begins.

3. Pricing and written scope

The selected plan price, included tasks, service frequency, property-specific limits, and schedule must be recorded in the written estimate or service scope. Prices shown on marketing materials are starting rates unless the written estimate states a fixed amount.

4. Additional labor and materials

Work outside the selected cleaning plan or agreed scope is charged at **$50 per hour per person**. Any materials or supplies outside the selected plan must be disclosed and approved in writing before work begins. Any different rate must be disclosed and approved in writing before the work begins.

5. Subcontracted work

Work performed by a subcontractor is billed at the subcontractor’s quoted rate plus any additional charges disclosed in the written estimate. J.A.K.K.’s will seek competitive, reasonable rates and obtain customer approval before authorizing subcontracted work.

6. Bundle discounts

Eligible recurring charges may receive a 5% discount when combining any two service categories, or 10% when combining property maintenance, cleaning, and snow removal. Discounts apply only when shown in the written estimate or agreement. Extra snowfall clearing, additional labor, and materials are excluded unless specifically agreed in writing.

7. Payment and changes

Payment timing, any deposits, the billing cycle, and any approved add-on charges must be recorded in the written estimate. Changes to scope or pricing require written approval. This template does not authorize unspecified work.

8. Customer access and communication

Customer must provide accurate property details, safe access, and any agreed instructions. Contact J.A.K.K.’s promptly about concerns so they can be reviewed. Service may be rescheduled when weather, unsafe conditions, or access issues prevent safe completion.

9. Signatures

By signing, the customer confirms they reviewed the selected plan, written scope, price, exclusions, and applicable additional-work terms.

Customer signature: _____ Date: _____

J.A.K.K.’s representative: _____ Date: _____

Please review the filled-in estimate and selected service scope before signing. This general template should be reviewed for compliance with applicable law before use.