J.A.K.K.’S PROPERTY UPKEEP & CLEANING

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

MAINTENANCE SERVICE AGREEMENT

Customer name: _____ Date: _____

Service address: _____

Phone/email: _____

1. Selected plan and price

Basic — $325/month; Standard — $425/month; Full — $525/month (starting rates; final amount depends on written scope).

Selected tier: ■ Basic ■ Standard ■ Full / Detailed (where applicable)

Agreed monthly / per-visit price: $_____ Service frequency: _____

2. Included scope and exclusions

Basic includes lawn cutting and garden-bed service every other week, plus only the routine tasks specifically listed in the written estimate. Standard includes the Basic scope plus the additional routine tasks listed in the estimate and one seasonal gutter cleaning per year for eligible properties. Full includes the lower-tier scope plus the additional tasks listed in the estimate and two seasonal gutter cleanings per year for eligible properties. Seasonal plantings, mulching, medium-duty painting, and other projects are quoted separately unless expressly included in writing.

Property-specific tasks, service areas, or notes:

_____
_____
_____

Gutter-cleaning eligibility, access, scope, and scheduling must be confirmed in the written estimate. Monthly maintenance does not include snow removal unless separately selected in writing.

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 plan or agreed scope is charged at $75 per hour per worker, plus materials. Materials are charged at cost plus 20%. Any different rate must be disclosed and approved in writing before 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. This template is a practical business form and is not a substitute for legal review.

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.