

HOME WATCH CONTRACT

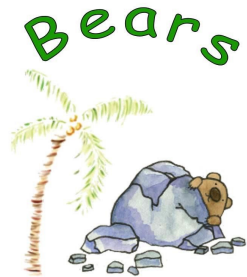
Bears Home Inspection, LLC

Estero, Florida / FL-HI13476

Servicing Southwest Florida

Office 239.319.0463 / Cell 516.699.7784

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Home Inspection, LLC
Southwest Florida

Home Watch Service Contract

Client Contact & Billing Information

Client: _____
Address: _____ City: _____ State: _____ Zip Code: _____
Primary Contact Number: _____ Secondary Contact Number: _____
Email Address(es): _____ / _____

Covered Property Information

Address: _____ City: _____ State: _____ Zip Code: _____
Alarm Company (if applicable): _____ Phone: _____
Security System Settings: _____ Pass Code(s): _____
Security System & Entry Instructions: _____

Type of Heating: Electric _____ Gas _____ Other _____
Service Provider: _____ Phone: _____
HVAC System: _____ Setting: Cooling _____ / Heating _____
Light Timer Settings Location(s): _____
Inside Time: _____ Outside Time: _____
Irrigation Settings: _____
Additional Information & Instructions: _____

Service Provider Contact Information

| | |
|------------------------|--------------|
| Insurance Agent: _____ | Phone: _____ |
| Plumber: _____ | Phone: _____ |
| Electrician: _____ | Phone: _____ |
| Carpenter: _____ | Phone: _____ |
| Pest Control: _____ | Phone: _____ |
| Landscaper: _____ | Phone: _____ |
| Contractor: _____ | Phone: _____ |

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Local Contact Information

(Person(s) with access to your home)

Name(s): _____

Phone(s): _____

Additional Information: _____

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 the best attempt to temporarily repair/stabilize the situation at the homeowners expense.

Contact: _____

Address: _____

Phone: _____

Fee Schedule

Basic Service Includes:

Exterior Inspection List:

Ensure all entrances are secure; visual check for evidence of forced entry, vandalism, theft or damage; check outside hose bibs for leaks; removal of newspapers, flyers, packages, mail and other evidence of non-occupancy; visual inspection of roof & gutters from the ground and visual inspection of yard/landscaping.

Interior Inspection List:

Inspect for signs of theft, vandalism, damage or other disturbance; check that all windows and entryways are secure; check security system is set and working properly; note any unusual odors; visual inspection of walls, ceilings, windows, tubs, showers, traps for evidence of water damage, leakage, mold, mildew; check that the thermostat is set in correct temperature; check that freezer(s) & refrigerator(s) are working; visual check of HVAC system and hot water heater; flush all toilets.

Weekly: _____ By-Weekly: _____ Monthly: _____ Bi-Monthly: _____

Start Date: _____ End Date: _____

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Additional Services By Request:

| | | |
|-------|---|--|
| _____ | <u>Meet Service Providers/Deliveries:</u> | \$30.00 (Extended visits charged at \$20/hour) |
| _____ | <u>Closing Services:</u> | \$50.00 (Does not include plumbing or electrical fees if required) |
| _____ | <u>Opening Services:</u> | \$50.00 (Does not include plumbing or electrical fees if required) |
| _____ | <u>Emergency Services:</u> | \$50.00 (Does not include plumbing or electrical fees if required) |

If you would like Emergency Response Services, please notify your alarm company that Bears Home Inspection, LLC is a Key Holder and not a Security Company. As such, we will respond to alarm notifications in as timely a fashion as scheduling permits. Service call charges include property inspection after alarm notification and rearming system, Owner will be notified if there are visible signs of intrusion or damage, and will be sent an email report.

Pre - Storm Inspection: \$30.00

Post Storm Inspections: \$30.00

At your request we will check on your home pre-storm and post storm. If any outdoor furniture, grills etc. need to be moved inside or if you need us to perform any special requests for your property, you will be billed at an hourly rate of **\$50.00**. Post-storm, we will inspect your property, look for visual signs of damage, take photos if necessary, and send detailed report to owner.

Inspection Reports:

An inspection report and calendar will be left in the kitchen area of the home after each visit. One will be sent to the homeowner on a monthly basis. Please choose your form of delivery preference.

US MAIL: _____ EMAIL: _____

Purpose of Agreement: The purpose of this agreement is to state the duties and obligations of Bears Home Inspection, LLC 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 in the Contract and said information is necessary for service commitment.

Save Harmless and Indemnify: The owner/homeowner hereby agrees to indemnify and hold harmless Bears Home Inspection, LLC its agents, representatives and employees from any and all liability that may result from 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 interests of parties hereto.

Termination: Either party may terminate this Service Contract within 30 (thirty) days upon written notice. Upon cancellation, Bears Home Inspection, LLC shall return all keys, codes, and openers to Client and Client shall submit all fees due and payable to Bears Home Inspection, LLC within 10 (ten) days of **RECEIPT OF TERMINATION NOTICE**.

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Authorization and Approvals:

- * All parties confirm the Service Contract provided by Bears Home Inspection, LLC 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.

Additional Information

- * Every effort will be made to oversee your home but, Bears Home Inspection, LLC cannot protect from break-in, vandalism or 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 cost be incurred, Bears Home Inspection, LLC will cover said costs up to \$25.00, Bears Home Inspection, LLC 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 are required at the signing of the Service Contract.

BEARS HOME INSPECTION, LLC 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.

OUR BILLING IS DONE ON A MONTHLY BASIS WITH PAYMENTS EXPECTED NO LATER THAN TEN (10) DAYS FROM RECEIPT OF INVOICE. LATE PAYMENTS ARE SUBJECT TO A 5% LATE FEE AND \$45.00 FEE FOR RETURNED CHECKS.

I have read , signed and received a copy of this Service Contract and understand and accept the terms.

Date: _____ Client/Homeowner(s) _____

Date: _____ Bears Home Inspection, LLC:
By: _____