



Marco Island Home Services

PO Box 1401, Marco Island, Florida 34146-1401
(239)394-9404 Email: info@mihomeservices.com

Home Watch / Management Service Agreement

I, _____, the Owner employs **Marco Island Home Service (MIHS)** to enter and inspect the property known as _____, for a fee as checked below. (Note: total contract fee due in advance)

<u>Home Management (Weekly)</u>		<u>Home Watch (Every other week)</u>	
_____ 3 Month	\$450.00	_____ 3 Month	\$225.00
_____ 6 Month	\$900.00	_____ 6 Month	\$450.00
_____ 9 Month	\$1350.00	_____ 9 Month	\$675.00
_____ 12 Month	\$1800.00	_____ 12 Month	\$900.00

This agreement commences on _____ and shall continue for a period chosen above.
This agreement ends on _____.

The Owner will be responsible for the following:

- Provide (**MIHS**) with two keys to my residence;
- Inform any alarm monitoring company and any community gate that (**MIHS**) is the key holder and is authorized to enter the residence (if applicable)
- Notify (**MIHS**) of all arrival and departure dates to avoid occupied visit charges.

Marco Island Home Services (MIHS) agrees to inspect the residence for the following:

- We visit your home on a scheduled basis per contract;
- We flush the toilets and run all water traps;
- We check the appliances, run the dishwasher once a month;
- We check for rodents and live pests;
- We set the air-conditioning thermostat and humidistat, measure the humidity;
- We check the windows and doors for breach in security;
- We open and close the property for the owner at no charge;
- We open and close the home for sub-contractors & guests (\$45 fee applies)

If property is transferred to a third party during the term of the agreement, owner will be responsible for the balance due **Marco Island Home Services** to the date of the agreement expiration. **THIS CONTRACT IS NON TRANSFERABLE AND NON REFUNDABLE**

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Marco Island Home Services will need authority to arrange repair services with written (email) approval from the owner, unless in the case of emergency and the owner is not accessible or if further damages can be avoided by immediate action.

All Subcontractor work ordered by you and overseen by **MIHS** will be billed out at a minimum of \$75.00 and/or 10% of the contract. Note: Any contractor work where **MIHS** is required to open and close the home will be subject to a \$45.00 open/close fee per contractor visit.

Owner agrees to hold **Marco Island Home Services** harmless from and indemnify Marco Island Home Services for claims or actions for damages relating to said premises and personal property, except as caused by a **Marco Island Home Services** employee..

Marco Island Home Services agrees to provide home watch/absentee owner services only that identify defects or problems at the unoccupied residence and notify the owner of these problems. We are not a preventative service. **Marco Island Home Services** cannot be responsible for any concealed defects or defects which are not apparent, or problems which occur between our inspections.

The owner is responsible to notify **Marco Island Home Services** of all arrival and departure dates to avoid occupied visit charges.

Additional Services requested (specify).

OUT OF STATE ADDRESS

Street Address: _____ City: _____ St: ___ Zip: _____

Main Phone: _____ Cell Phone: _____ Other: _____

Email: _____

OWNER

Doug Nettles, Managing Member

DATE

FOR **MARCO ISLAND HOME SERVICES**

DATE