

CROSSVIEW
PROPERTY MANAGEMENT

HOME WATCH SERVICE AGREEMENT

THIS HOME WATCH SERVICE AGREEMENT (the "Agreement") made this _____ day of _____, 20 ____, between CrossView Property Management (hereinafter referred to as HOME WATCH SERVICE PROVIDER) whose mailing address is: 9393 Mill Springs Dr, Suite 220, Jacksonville, FL 32257 and _____ (hereinafter referred to as CLIENT) sets forth the terms and conditions which the parties hereto have agreed upon concerning home/property watch services to be provided by the HOME WATCH SERVICE PROVIDER to the CLIENT at the following service location:

1. Term of Agreement

The parties agree that the term of this Agreement shall commence on _____ and shall continue until _____.

2. Engagement

CLIENT hereby hires and engages HOME WATCH SERVICE PROVIDER to perform and HOME WATCH SERVICE PROVIDER agrees to perform basic home/property watch services at the location set forth above, which services shall be performed in accordance with the service schedule set forth on Exhibit "A" that is attached hereto and incorporated herein. For the purposes of this Agreement, basic home/property watch services shall be defined as a visual inspection of a home or property, looking for obvious issues.

In addition to basic home/property watch services, CLIENT may engage HOME WATCH SERVICE PROVIDER to perform one or more of the following additional services as needed by the CLIENT from time to time:

- Concierge Services
- Emergency Services
- Pre & Post Storm Services

3. Compensation and Reimbursement of Expenses

_____ CLIENT shall compensate HOME WATCH SERVICE PROVIDER at the rate of \$ _____ U.S. Dollars for each basic home/property watch service visit (frequency of _____) at the location set forth above in accordance with the service schedule set forth on Exhibit "A". CLIENT can pause

basic home/property watch service visits as long as HOME WATCH SERVICE PROVIDER is notified no later than 5 days before the start of the month. CLIENT is responsible for notifying HOME WATCH SERVICE PROVIDER of when basic home/property watch services visits should recommence.

_____ CLIENT shall compensate HOME WATCH SERVICE PROVIDER at the rate of \$ 35.00 U.S. Dollars per half-hour (1 hour minimum) for scheduled (non-Home Watch) Concierge services requested by CLIENT.

_____ CLIENT shall compensate HOME WATCH SERVICE PROVIDER at the rate of \$ 45.00 U.S. Dollars per half-hour (1 hour minimum) for Emergency Service visits to the service location between the hours of 8:00 a.m. and 6:59 p.m. Monday through Friday (excluding Federal holidays).

_____ CLIENT shall compensate HOME WATCH SERVICE PROVIDER at the rate of \$ 60.00 U.S. Dollars per half-hour (1 hour minimum) for Emergency Service visits to the service location between the hours of 7:00 p.m. and 7:59 a.m. Monday through Friday as well as anytime on Saturday, Sunday and Federal Holidays.

_____ CLIENT shall compensate HOME WATCH SERVICE PROVIDER at the rate of \$ 30.00 U.S. Dollars per person providing services per half-hour (1 hour minimum) for Pre & Post Storm services requested by CLIENT.

_____ CLIENT shall compensate HOME WATCH SERVICE PROVIDER at the rate of \$ 25.00 U.S. Dollars per half-hour (30 minute minimum) for administrative time. (making appointments, speaking with vendors, getting bids/quotes)

CLIENT shall reimburse HOME WATCH SERVICE PROVIDER for all expenses incurred by HOME WATCH SERVICE PROVIDER in connection with services provided by HOME WATCH SERVICE PROVIDER pursuant to this Agreement. HOME WATCH SERVICE PROVIDER shall provide CLIENT with statements and receipts that document all expenses incurred by HOME WATCH SERVICE PROVIDER.

All invoices are to be made payable to HOME WATCH SERVICE PROVIDER upon receipt by the CLIENT unless alternate arrangements have been made in advance. Unless otherwise provided for, all monetary amounts referred to in this Agreement shall be paid in US currency.

4. Payment, Late Fees, and Collection Costs

All invoices for service fees and expenses payable by CLIENT to HOME WATCH SERVICE PROVIDER are due and payable by CLIENT in U.S. Dollars upon receipt of invoice by CLIENT and are payable at HOME WATCH SERVICE PROVIDER's address set forth in the invoice. All service fees and expenses payable by CLIENT to HOME WATCH SERVICE PROVIDER that are not paid within thirty (30) days of the date of invoice shall accrue a Late Charge of \$50.00. In the event that HOME WATCH SERVICE PROVIDER engages an attorney and/or commences an action to collect service fees and expenses payable by the CLIENT pursuant to this Agreement, CLIENT shall be liable for payment of all costs of collection of service fees and expenses payable by the CLIENT pursuant to

this Agreement, including reasonable attorney's fees incurred by HOME WATCH SERVICE PROVIDER.

CLIENT may pay invoices for service fees and expenses by check, MasterCard, Visa, Discover, or American Express.

5. Devices for Access to Service Location/Return of Devices

The CLIENT shall provide HOME WATCH SERVICE PROVIDER with all devices required for access to the service location at all times, including house keys, garage door openers, security codes, etc. In that regard, the parties hereto acknowledge and agree that CLIENT has provided the following devices and information to the HOME WATCH SERVICE PROVIDER upon execution of this Agreement:

- _____ House Keys
- _____ Mailbox Keys
- _____ Gate Keys
- _____ Garage Door Openers
- _____ Security Code - Information: _____
- _____ Other: _____

Upon the expiration or termination of this Agreement, HOME WATCH SERVICE PROVIDER shall promptly return all keys, garage door openers, security code documents, and other access documentation, records, or confidential information that belong to the CLIENT.

6. Status of HOME WATCH SERVICE PROVIDER

CLIENT understands and acknowledges that HOME WATCH SERVICE PROVIDER is not a licensed general contractor or licensed specialty contractor (HVAC, plumber, electrician, etc.) and that HOME WATCH SERVICE PROVIDER does not provide services that must be performed by a licensed general contractor or licensed specialty contractor. If CLIENT requires services that must be performed by a licensed general contractor or licensed specialty contractor, HOME WATCH SERVICE PROVIDER will identify, upon request of CLIENT, one or more licensed general contractors or licensed specialty contractors who are licensed to perform the services required by the CLIENT and will, upon request of CLIENT, serve as CLIENT's liaison with a licensed general contractor or a licensed specialty contractor hired by CLIENT. In connection with HOME WATCH SERVICE PROVIDER's service as CLIENT's liaison with a licensed general contractor or a licensed specialty contractor hired by CLIENT, HOME WATCH SERVICE PROVIDER shall provide such contractor with access to the service location. If requested to do so by CLIENT, HOME WATCH SERVICE PROVIDER will provide a representative to remain at the service location while services are provided by the licensed general contractor or licensed specialty contractor hired by CLIENT. HOME WATCH SERVICE PROVIDER will not undertake to supervise the manner in which the licensed general contractor or licensed specialty contractor hired by CLIENT performs the work required by the CLIENT. HOME WATCH SERVICE PROVIDER does not guarantee and shall not have any legal responsibility for work performed by the licensed general contractor or licensed specialty

contractor hired by CLIENT, and HOME WATCH SERVICE PROVIDER shall not be responsible for any losses, liabilities, damages, costs or expenses incurred or suffered by CLIENT as a result of the performance of services by a licensed general contractor or licensed specialty contractor hired by CLIENT.

CLIENT understands and acknowledges that HOME WATCH SERVICE PROVIDER is not being hired as a licensed property manager and that HOME WATCH SERVICE PROVIDER will not undertake to contract with tenants on CLIENT's behalf for the lease of CLIENT's property and will not collect any rents on behalf of CLIENT. Should the CLIENT want property management services, CLIENT will need to sign the CrossView Property Management Agreement.

CLIENT further understands and acknowledges that HOME WATCH SERVICE PROVIDER is acting as an independent contractor when providing services to or for the benefit of CLIENT pursuant to this Agreement. Nothing contained in this Agreement shall be construed to create a relationship of employer/employee, partnership, or joint venture between the CLIENT and HOME WATCH SERVICE PROVIDER.

7. Weather Damage

CLIENT understands and acknowledges that significant storm events (severe thunderstorms, hailstorms, tornado, and hurricane) may cause damage to Client's property. CLIENT authorizes HOME WATCH SERVICE PROVIDER to visually inspect CLIENT's property at HOME WATCH SERVICE PROVIDER's discretion following a significant storm event. This visual inspect will be billed like a standard home/property watch service visit. If weather damage has occurred at the service location, HOME WATCH SERVICE PROVIDER will attempt to contact the CLIENT at the earliest opportunity to notify CLIENT concerning the damage. If CLIENT and HOME WATCH SERVICE PROVIDER have indicated their agreement to pursue emergency repairs by initialing this paragraph, then CLIENT authorizes HOME WATCH SERVICE PROVIDER to immediately engage service providers for repairs necessary to minimize further damage to property at the service location. CLIENT agrees to pay for such services and to hold HOME WATCH SERVICE PROVIDER harmless for the costs of necessary repairs authorized pursuant to this provision. HOME WATCH SERVICE PROVIDER shall engage only licensed and insured contractors and handymen for such repairs.

_____ (CLIENT Initials)

_____ (HOME WATCH SERVICE PROVIDER Initials)

HOME WATCH SERVICE PROVIDER shall not travel to the service location to assess weather damage to property at the service location if the HOME WATCH SERVICE PROVIDER determines at its discretion that travel to the service location is unsafe and/or if any governmental authority having jurisdiction has issued an official evacuation order which has not been lifted.

_____ (CLIENT Initials)

_____ (HOME WATCH SERVICE PROVIDER Initials)

8. Arbitration and Governing Law

Any controversy or claim arising out of or relating to this agreement, shall be decided, in Duval County, pursuant to the requirements of Florida Law. As to such dispute, the parties specifically waive the right to a trial by jury on any issues which may arise between them relative to the enforcement of this agreement.

9. Notices

All notices, requests, demands and other communications hereunder shall be in writing and shall be transmitted by: (i) electronic media, excluding text messages, or (ii) hand delivery to the address for Notices; or (iii) delivery by overnight courier service to the address for Notices; or (iv) delivery by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the address for Notices.

All Notices shall be deemed given and effective upon the earlier to occur of: (i) the other party replies saying they got it, (ii) the hand delivery of such Notice to the address for Notices; (iii) one business day after the deposit of such Notice with an overnight courier service by the time deadline for next day delivery addressed to the address for Notices; or (iv) three business days after depositing the Notice in the United States Mail as set forth in (iv) above. All Notices shall be addressed to the following addresses:

CLIENT: _____, or to such other person and place as the CLIENT shall furnish to the HOME WATCH SERVICE PROVIDER, in writing.

HOME WATCH SERVICE PROVIDER: 9393 Mill Springs Dr, Suite 220, Jacksonville, FL 32257 or to such other person and place as the HOME WATCH SERVICE PROVIDER shall furnish to the CLIENT, in writing.

10. Termination of Agreement

Either party to this Agreement may terminate this Agreement upon thirty (30) days’ written notice to the other party hereto in the manner set forth in the immediately preceding paragraph. Termination of this Agreement shall not relieve any party from obligations incurred prior to the date of termination of the Agreement including CLIENT’s obligations for payment of service fees, expenses, late fees and collection costs, including reasonable attorney’s fees incurred by HOME WATCH SERVICE PROVIDER.

11. Complete Agreement/Amendment and Modification

This written Agreement, Agreement, including Exhibit “A” which is attached hereto and incorporated herein, constitutes the full and complete agreement between CLIENT and HOME WATCH SERVICE PROVIDER and supersedes any and all prior or contemporaneous oral or written understandings or agreements between the parties concerning the subject matter of this Agreement. There are no representations, agreements, arrangements or understandings, oral or written, between the parties hereto relating to the subject matter of this Agreement that are not fully expressed herein. No modification or amendment of this Agreement and no waiver of any of its terms and conditions shall be affected unless made in writing and signed by all parties hereto.

12. Applicable Law/Partial Invalidity

This Agreement shall be construed and enforced in accordance with the laws of Florida. If any covenant, condition, or provision of this Agreement shall be adjudged by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby but shall be valid and enforceable to the fullest extent permitted by law.

13. Counterparts

This Agreement may be executed in any number of counterparts, each of which shall be an original, but such counterparts shall constitute one and the same instrument.

14. Confidentiality and Privacy

HOME WATCH SERVICE PROVIDER is committed to protecting the confidentiality and privacy of the CLIENT. No personal information will be shared with or given to anyone by HOME WATCH SERVICE PROVIDER unless distribution of such information has been previously approved by the CLIENT. HOME WATCH SERVICE PROVIDER does not share its client list with any third parties.

15. Not a Security Service

It is expressly understood that HOME WATCH SERVICE PROVIDER is not a “security service”. Thus, it offers no security relative to the home or any person therein as such may relate to freedom from damage by persons or “other causes”.

16. Title Search

It is expressly understood between the parties that HOME WATCH SERVICE PROVIDER will conduct a “title search” before the execution of this contract to determine the status of ownership relative to the property that is the subject matter hereof. The cost of said title examination (\$185.00) will be paid directly to HOME WATCH SERVICE PROVIDER.

17. CLIENT’s Acknowledgement

By signing immediately below and executing this Agreement, CLIENT acknowledges that CLIENT has read this Agreement and fully understands and agrees to all terms and conditions set forth in this Agreement.

CLIENT Printed Name

Authorized Representative of HOME WATCH SERVICE PROVIDER Printed Name

CLIENT Signature and Date

Authorized Representative of HOME WATCH SERVICE PROVIDER Signature and Date

EXHIBIT "A"

Condominium Service Schedule & Pricing

	Per Visit – Monthly Price	Per Visit – Monthly Price	Per Visit – Monthly Price	Per Visit – Monthly Price
Visits Per Month	1	2	4	5
Under 2,000 SF	\$50 / \$50	\$50 / \$100	\$45 / \$180	\$45 / \$225
2,000+ SF	In Home Visit Req	In Home Visit Req	In Home Visit Req	In Home Visit Req

Single-Family Service Schedule & Pricing (*pricing is based on the standard home/property – additional pricing might apply for nonstandard properties)

	Per Visit – Monthly Price	Per Visit – Monthly Price	Per Visit – Monthly Price	Per Visit – Monthly Price
Visits Per Month	1	2	4	5
2,500 SF and under	\$70 / \$70	\$65 / \$130	\$60 / \$240	\$60 / \$300
2,501 – 3,500 SF	\$80 / \$80	\$75 / \$150	\$70 / \$280	\$70 / \$350
3,501 – 4,500 SF	\$90 / \$90	\$85 / \$170	\$80 / \$320	\$80 / \$400
4,501+ SF	In Home Visit Req	In Home Visit Req	In Home Visit Req	In Home Visit Req

What’s included in a Home Watch visit?

Exterior Items

- Walk entire exterior of property
- Visual inspection for any obvious landscape concerns
- Visual inspection for any siding, roof, and gutter concerns (from the ground)
- Check for broken sprinkler heads
- Inspection of pool/spa looking for excessive dirt, water level, and discoloration
- Check for any vandalism
- Check for any signs of insect infestation or pest presence
- Check doors and windows for any signs of damage
- Remove any mail/flyers/packages from mailbox and front door

- Status report to homeowner on reoccurring vendor work that we are made aware of (ex: landscaper, cleaner, pool, etc)

Interior Items

- Walk entire interior of property
- Note any smells
- Hand check every door and window to ensure they are properly secured
- Visual check walls and ceilings for obvious signs of water leaks, mold or mildew
- Look for signs of pest and insect problems
- Cycle washing machine (monthly)
- Check the hot water heater for "vacation" settings
- Check thermostat settings
- Check air filter and replace as needed (filter provided by owner)
- Check A/C pan for water
- Check lights, specifically any on timers
- Ensure security system is functioning and turned back on when leaving the property.
- Bathrooms
 - Check under sinks for leaks
 - Test all faucets (sinks and shower/tubs)
 - Flush all toilets
 - Check exhaust fans
- Kitchen
 - Check under sink for leaks
 - Test faucet
 - Test garbage disposal
 - Check refrigerator & freezer are working correctly
 - Cycle dishwasher (monthly)
- Garage
 - Check for any tripped breakers
 - Ensure items in garage are present (vehicles, bikes, golf cart, etc)