



# Mountain Home Services, LLC

A Home Watch Company

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## HOME WATCH SERVICE CONTRACT

### CLIENT CONTACT & BILLING INFORMATION

Client: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Cell #1: \_\_\_\_\_ Cell #2: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

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### COVERED PROPERTY INFORMATION

Address: \_\_\_\_\_

Phone (local): \_\_\_\_\_

Alarm Company: \_\_\_\_\_ Phone: \_\_\_\_\_

Security System Pass Code(s): \_\_\_\_\_ Verbal Password: \_\_\_\_\_

Garage Code: \_\_\_\_\_ WIFI: \_\_\_\_\_

Heat Temp Home: \_\_\_\_\_ Heat Temp Away: \_\_\_\_\_

Water Shutoff Location: \_\_\_\_\_

Irrigation Settings: \_\_\_\_\_

Heat Tape Settings: \_\_\_\_\_

Additional Information & Instructions: \_\_\_\_\_

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### PREFERED SERVICE PROVIDER CONTACT INFORMATION

Garbage: \_\_\_\_\_ Phone: \_\_\_\_\_

Garbage Pick up Schedule/Instructions: \_\_\_\_\_

Plumber: \_\_\_\_\_ Phone: \_\_\_\_\_

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Electrician: \_\_\_\_\_ Phone: \_\_\_\_\_

Handyman: \_\_\_\_\_ Phone: \_\_\_\_\_

Plow Service: \_\_\_\_\_ Phone: \_\_\_\_\_

Housekeeper: \_\_\_\_\_ Phone: \_\_\_\_\_

Hot Tub: \_\_\_\_\_ Phone: \_\_\_\_\_

### 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 a best attempt to temporarily repair/stabilize the situation at the homeowner's expense.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

### HOME WATCH SERVICES

*Home Watch is defined as a visual inspection of a home or property, looking for obvious issues.*

#### BASIC SERVICES INCLUDE:

##### Exterior Inspection List:

- Remove newspapers/flyers/mail/packages from front door
- Inspect yard and planting beds for trash and debris
- Monitor landscaping during summer months
- Monitor snow and ice accumulation and removal during winter months
- Perform visual inspection of siding, roof, and gutters for obvious issues
- Check for drainage issues
- Check doors and windows for signs of break-in
- Inspect for obvious insect infestation or pest presence
- Check exterior lighting
- Check hot tub area for obvious issues

##### Interior Inspection List:

- Ensure security system is functioning
- Check fire/smoke/CO2 alarms
- Check temperature settings on thermostats
- Inspect for obvious pest presence or insect infestation



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- Check for water leaks
- Run water in sinks and baths – check under sinks
- Flush stagnant water in toilets
- Run garbage disposal
- Check appliances (cycle dishwasher & washing machine monthly)
- Check windows and doors
- Check lights and fans
- Check breaker box
- Check water heater/water system
- Check heating system/boiler room

### BASIC SERVICES FEE SCHEDULE

Weekly:	Monthly Base Rate:	\$100
Start Date: January 1, 2023	End Date:	until cancelled

### ADDITIONAL SERVICES BY REQUEST

Snow Shoveling	\$60 per hour if more than five minutes are required
Pull Garbage Bins In/Out	\$50 - \$60 per x if additional trips are needed
Emergencies:	\$85 - \$300 per x
Key Access:	\$50 - \$60 per x
Grocery/Supplies Shopping:	\$20 plus 20% service fee
Whatever else you can think of:	\$50 - \$60 per hour

It is always our intention to provide services in the most timely and cost effective manner. If Additional Services can be provided during a regularly scheduled property check, it will be done. If a special trip is required, we will have to charge for that.

**INSPECTION REPORTS:** Notice of inspection will be texted to the above listed Clients immediately or emailed as soon as possible once the inspection is complete. If there is anything amiss, we will immediately text or call the above listed Clients.

**SCHEDULE:** Mountain Home Services shall perform Basic Property Checks on the agreed upon schedule. Client shall regularly provide up-to-date schedules of occupancy.

**WALK THROUGH:** Ideally, Mountain Home Services and Client will meet to complete a walkthrough of the home at the start of the Service Contract. If this is not possible, a meeting shall be arranged for the next opportunity.

**BILLING:** Invoices will be billed monthly based on the monthly base rate plus any weekly services not covered by the base rate. Yearly invoicing is available with a 10% discount for advance payment of estimated services provided for 50 weeks. Additional Services are still billed monthly.



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**LIABILITY:** Mountain Home Services shall maintain General Commercial Liability Insurance and Errors and Omissions Insurance and provide proof to homeowner upon request. Homeowner shall **indemnify, defend, and hold harmless** Mountain Home Services from and against claims, damages, losses, and expenses, including but not limited to attorney's fees, arising out of or resulting from negligence or misconduct of Mountain Home Services or its agents in relation to the work defined in this contract.

**PRIVACY:** Mountain Home Services values our Clients, their security, and their privacy. We only use the information contained herein for the purpose of checking on your property and communicating with you.

**TERM OF CONTRACT:** This contract shall begin at the Start Date and shall continue until it is cancelled by either party, or until substantial changes need to be made and a new contract is drafted.

**TERMINATION:** Either party may terminate this Service Contract with 30 days written notice. Upon cancellation, Mountain Home Services shall return all keys, codes and openers to Client and Client shall submit all fees due and payable to Mountain Home Services.

I have read and understand this agreement and accept the terms herein.

Client/Homeowner:

\_\_\_\_\_ Date:

\_\_\_\_\_ Date:

Mountain Home Services:

\_\_\_\_\_ Date: