



HOME WATCH SERVICE AGREEMENT

This Home Watch Service Agreement ("Agreement") is entered into between Mr Bills Home Watch ("Provider") and the undersigned homeowner ("Client"): <<[Client Name(s)]>> for the property located at: <<[Property ID].[Street Address]>>.

1. **SCOPE OF SERVICES (Visual Reporting Agency)** Mr Bills Home Watch provides a visual inspection of the property to identify obvious issues. Provider acts strictly as a visual reporting agency and does not provide property management, security, pest control, or maintenance services. The service documents the "Academic Baseline" of the home and reports visible irregularities. Included "Extra Credit" Services: <<[Selected Extra Credit?]>>

2. **LIMITATION OF LIABILITY** Provider will perform visual inspections in a professional manner but is not responsible for damage, loss, or theft (including water, mold, fire, or electrical failure) that occurs between visits or cannot be visibly detected during a walkthrough. Provider's liability is strictly limited to the cost of the quoted monthly tuition of <<[Quoted Price]>>.

3. **VENDOR COORDINATION & REPAIRS** Provider will notify the Client immediately of any discovered irregularities. Client is solely responsible for hiring and paying vendors directly. If the Client requests the Provider to grant access or remain on-site during a repair, this is billed at an hourly "Tutoring Service" rate. Vendor work remains the sole liability of the vendor and Client.

4. **INSURANCE REQUIREMENTS** Provider Insurance: Mr Bills Home Watch maintains general liability insurance and is a nationally accredited member of the NHWA. Client Property & Vehicle Insurance: Client must maintain active Homeowner's Insurance. If "Extra Credit" services involve starting or moving vehicles/golf carts, the Client must maintain active specialty insurance for those assets. Vacancy Clauses: Client is responsible for ensuring they have proper "Unoccupied/Vacant Home" endorsements and insurance riders for high-value items (wine cellars, freezers, art).

5. **BILLING & TUITION** Tuition is billed on a four-week (28-day) cycle. Invoices are due at the start of each new service cycle. Payment Platform: All invoicing and payments are managed through Wave Financial. Clients will receive automated invoices via email for payment via ACH (Your Financial Institution) or Credit Card. Delinquency: Services will be paused if payment is more than 7 days delinquent. Taxes: Quoted monthly tuition is all-inclusive of applicable state and local transaction privilege taxes.

6. **ACCESS, NOTIFICATIONS & PERMISSIONS** Client grants Provider authorization to enter the premises for scheduled visits or suspected emergencies. Client permits Provider to take timestamped photographs and digital notes ("Grade Book") for reporting. Client must notify Provider of any guests, cleaners, or contractors permitted access during the service term.

7. TERM & CANCELLATION ("Official Withdraw") Services naturally conclude on the Client's expected return date of: <<[Expected Return Date]>>. Automatic Conclusion: Billing and services cease at the end of this term without formal cancellation. Early Withdrawal: Terminating this Agreement prior to the return date requires a 30-day written notice. Short-term contracts (under 30 days) are non-refundable once service begins. Prepaid tuition beyond the notice period will be prorated and refunded.

8. EXTREME WEATHER & MONSOON POLICY Due to the frequency of severe Arizona weather events (including monsoons, haboobs, and microbursts), Provider offers rapid post-storm property assessments. If the Client has opted into the "Unlimited Post-Storm Assessment" flat-rate monthly tier, Provider will automatically conduct a visual interior and exterior walkthrough within 24 hours of an officially confirmed severe weather event in the property's immediate area.

Clients not enrolled in the monthly tier may request a one-time "On-Demand Storm Check" at the standard "Extra Credit" rate, subject to Provider availability. If storm damage is identified during any assessment, Client may utilize Provider's "Tutoring Services" (billed at the standard hourly rate) for on-site vendor coordination and repair management.

ACKNOWLEDGED AND AGREED:

Client Signature: _____

Printed Name: <<[Client Name(s)]>>

Date: _____

Provider Signature: _____

Date: _____

Mr. Bill Roth, Owner/Founder - Mr Bills Home Watch LLC