

Village Home Watch & Care LLC

Home Watch Service Agreement

This Home Watch Service Agreement (“Agreement”) is entered into between Village Home Watch & Care LLC (“Company”) and the Client listed below for home watch and related services performed at the property identified by the Client.

Client Name:	
Property Address:	
Phone Number:	
Email Address:	
Emergency Contact:	

Scope of Services

Village Home Watch & Care LLC provides visual home watch inspections and related concierge services for vacant or seasonal homes located in The Villages, Florida. Services may include visual property checks, storm preparation assistance, vendor access coordination, mail/package retrieval, grocery shopping assistance, golf cart or vehicle start-up services, and related agreed-upon services.

Visual Inspection Disclaimer

All inspections performed by Village Home Watch & Care LLC are visual in nature only and are not technically exhaustive inspections. The Company is not responsible for discovering hidden, latent, inaccessible, or concealed defects or conditions.

No Guarantee Against Damage

Village Home Watch & Care LLC cannot guarantee against burglary, vandalism, mold, mildew, water intrusion, pest infestation, appliance failure, mechanical breakdown, storm damage, or other unforeseen events that may occur between inspections.

Client Maintenance Responsibilities

Client remains responsible for all routine maintenance, repairs, pest control, utilities, alarm monitoring, pool care, irrigation systems, and preventative maintenance services associated with the property.

Emergency Authorization

Client authorizes Village Home Watch & Care LLC to contact emergency personnel, contractors, repair vendors, or utility providers when reasonably necessary to help prevent further property damage or address emergency

conditions. Client agrees to reimburse all related expenses.

Vendor Coordination

Village Home Watch & Care LLC may coordinate access for vendors or contractors as a convenience to the Client. The Company is not responsible for the work, conduct, pricing, scheduling, or performance of third-party vendors or contractors.

Storms & Severe Weather

Services may be delayed, suspended, or limited during hurricanes, tropical storms, flooding, evacuations, unsafe travel conditions, or other emergencies beyond the Company's control.

Keys & Lockbox Policy

Client agrees to provide Village Home Watch & Care LLC with a minimum of one working set of property keys, gate passes, garage remotes, access cards, or entry codes necessary to perform services. Village Home Watch & Care LLC may install and utilize a company-owned lockbox at the property for emergency or scheduled access purposes. The lockbox remains the property of Village Home Watch & Care LLC at all times. Upon termination of services, Village Home Watch & Care LLC will remove and retain ownership of the lockbox and return the Client's keys and access devices.

Grocery Shopping & Concierge Services

Grocery shopping, supply pickup, and concierge services are available upon request and billed separately from regular home watch services. Client agrees to reimburse the full cost of all purchases on the same day services are performed. Payment for purchases may be made via approved electronic payment methods, including Venmo, Apple Pay, Zelle, or other mutually agreed upon payment methods. Village Home Watch & Care LLC is not responsible for delays, substitutions, unavailable items, pricing changes, or store inventory limitations.

Golf Cart & Vehicle Authorization

Client authorizes Village Home Watch & Care LLC to start, move, or transport approved vehicles or golf carts solely for maintenance or service purposes at the Client's request.

Photography & Reporting

Client authorizes Village Home Watch & Care LLC to photograph and document property conditions for inspection reporting and recordkeeping purposes. Inspection reports may be delivered electronically through QRIDit, email, or other electronic methods.

Mail & Package Disclaimer

Mail and package collection services are provided as a convenience only. Village Home Watch & Care LLC is not responsible for lost, delayed, stolen, or misdelivered mail or packages.

Right to Refuse Unsafe Conditions

Village Home Watch & Care LLC reserves the right to refuse entry or suspend services if property conditions are deemed unsafe, hazardous, unsanitary, or threatening.

Limitation of Liability

To the fullest extent permitted by law, Village Home Watch & Care LLC's liability for any claim related to services provided shall be limited to the total amount paid by the Client for services during the thirty (30) days immediately preceding the claim.

Termination

Either party may terminate recurring services with thirty (30) days written notice whenever reasonably possible.

Acknowledgment

Client acknowledges that they have read and understand this Agreement and authorize Village Home Watch & Care LLC to perform agreed-upon services at the property listed above.

Client Signature:		Date:	
Village Home Watch & Care LLC:		Date:	

This agreement template is provided for general business use and organizational purposes and is not intended as legal advice.