



Blue Ridge Professional Property Services, LLC

Preventative Maintenance/ Residential Homecare

www.brppservices.com | info@brppservices.com

Phone 828-262-4646 | Fax 888-619-1616 |

Mailing: PO Box 2201 | Boone, NC 28607

895 Blowing Rock Road | Boone, NC 28607

HOME CARE SERVICE CONTRACT

Property Services:

Routine preventative maintenance checks performed on interior and exterior surfaces of home. Please reference attached routine service Home Care Checklist for services provided.

Prices:

Services Offered	Price	Frequency	Service Plan

This Home Care Service (Contract) is Residential Home Care at _____ (Location) and is between **Blue Ridge Professional Property Services, LLC** a North Carolina corporation (Contractor); whose mailing address is PO Box 2201 Boone, NC 28607 telephone 828-262-4646, and _____ (Client). For valuable consideration, the receipt and legal sufficiency of which is acknowledged by signatures below, it is agreed:

- Contractor will perform the Service Plan (see attached Gold Service Plan) as advised by Owner/Agent.
- Owner/Agent will provide Contractor with access directly to the Location and keys for access for purposes of performing the Services.
- The Services will be invoiced to Owner/Agent at the above price monthly, payable to Contractor at the above address. Invoices are due when rendered, past due after 30 days. Past due invoices bear interest at 1% per month until paid, plus costs of collection including reasonable attorney fees allowed by law, enforceable as a lien for improvement of real property under NCGS Chapter 44A.
- Contractor is an independent contractor of Owner/Agent and there is no common law employer-employee relationship between Contractor and Owner/Agent. Upon request, Contractor will furnish Owner/Agent a Certificate of Insurance showing Contractor’s \$1,000,000 per occurrence single limit general liability insurance coverage on request.
- Owner/Agent represents they are the owner of record of the location or authorized agent with authority to bind this Contract directly on behalf of the owner of record, for all purposes of the Contract.
- This Contract may be terminated bilateral by either party at any time upon a (60) day notice to the other party. Any unpaid balance would be required to be paid within (30) days of the termination date.
- Office Hours are: Monday – Friday 8am – 6pm, Saturday 8am -3pm, & Sunday 1pm – 5pm. After hour service charge = \$55 per hour
- The attached Contractor List (a-la-carte) will be **Addendum A** to this contract with specific pricing to follow. There will be a 12% Service Charge on top of the Sub-Contractor quote. In return, Blue Ridge Professional Property Services, LLC will manage the Sub-Contractor, take progress photos as/when necessary, and handle payments to the contractor. Sub-Contractor jobs may require a 50% deposit up front, with the balance due at project completion. Other routine jobs (i.e. lawn care, hot tub maintenance) may require monthly billing.
- Blue Ridge Professional Property Services, LLC will manage the monthly accounting with a monthly statement.
- Dates of Service: Start: _____, 201____. End: _____, 201____.

Unless a 30 day notice is given, then this contract will automatically renew for consecutive terms aligned with the listed Dates of Service.

Blue Ridge Professional Property Services, LLC OWNER/AGENT/CONTRACTOR

Contact Info:

Email: _____

Phone: _____

Mailing Address: _____

By: _____ Date _____

Authorized Corporate Officer
Blue Ridge Professional Property Services, LLC (Owner/Agent/Contractor)

By: _____ Date _____

Record Owner or Authorized Agent (Client)