



Sanders Lawn and Landscape, Inc.

P.O. Box 21656

Waco, TX 76702

Office: 254-732-5573

Website: www.sanderslawnandlandscape.com

Irrigation License # 0018634

Pesticide Applicator License # 0513894

Sanders Lawn and Landscape, Inc. Maintenance Contract Agreement Terms

This contract is an agreement between Sanders Lawn and Landscape, Inc., hereinafter referred to as the contractor, and _____, hereinafter referred to as the client.

Service Address

Client Billing Address

Contractor and client hereby promise and agree to the following:

- 1.) The contractor agrees to provide the services detailed in the following specifications and attached Technical Addendum.
- 2.) A maintenance invoice will be supplied to the client each time the work is completed.
- 3.) The client agrees to pay the charges specified herein.

I. Lawn Maintenance

Mowing, edging, and string trimming is performed up to 52 times per year on all turf areas depending on the program you choose, seasonal growth, and recent treatments applied. Mowing shall be done with a reel, rotary, or mulching commercial mower. Mower blades will be sharp at all times to provide the best cut. The mowing height will be according to the type and variety of grass. Clippings will be left on the lawn as long as no readily visible clumps remain on the grass surface 36 hours after mowing. Otherwise, large clumps of clippings will be distributed by mechanical blowing or collected and removed by the contractor. In the case of fungal disease outbreaks, clippings will be collected until the disease is undetectable. Tree rings, plant beds and all buildings, sidewalks, fences, driveways, parking lots and other surfaced areas bordered by grass will be edged every other mowing. Turf around sprinkler heads will be trimmed or treated with a non-selective herbicide so as to not interfere with or intercept water output. Contractor will clean all clippings from sidewalks, curbs and roadways immediately after mowing.

and/or edging. Clippings will not be swept, blown, or otherwise disposed of in sewer drains. Push mowing and bagging can be performed for an additional cost. We charge double the price of one mowing to bag your yard and price a half for push mowing. A typical size yard in Waco is around 8,000 sq. ft. and we charge \$43.30 per visit for a yard of that size. We can customize a package for you with the number of mowing's that is best for your yard and budget.

II. Additional Services:

Fertilization:

All turf areas shall be fertilized as per each specific maintenance agreement. We recommend fertilizing three times a year. We fertilize with a pre-emergent in February, a nitrogen only fertilizer in June, and a winterizing fertilizer in October. A customized fertilization schedule can be created for you and your yard as well. We also offer organic fertilizers, liquid organic fertilizer and organic compost. We highly recommend the organic compost Alamo-Gro; which is premium compost made from recycled wood chips and plant material with Class A biosolids. This 100% recycled blend improves soil structure and is ideal for all landscape applications. This rich compost can be used up to 20 % in the top 6 inches of a growing area and is great for topdressing your yard. It is more expensive, but you will see the best results with this compost. We typically apply it between the months of March and May.

Bed Cleaning and Mulching:

A technician from Sanders Lawn and Landscape will clean beds of all weeds and turn the mulch over in the beds with approval from the client. We can perform this service every time we visit your yard or as few times as you would like throughout the year. We will use herbicides on weeds when necessary. It will be applied a safe distance from plant material. Sanders Lawn and Landscape, Inc. will also re-mulch your beds once a year or whenever you would like it done. We recommend re-mulching the beds once a year to help keep the weeds out of your beds. When mulch is maintained at more than 3, inches weeds do not receive enough sunlight to grow.

Seasonal Flower Change: With client approval, Sanders Lawn and Landscape will change the seasonal flowers on your property once or twice a year with seasonal color.

Shrub Trimming:

Sanders Lawn and Landscape, Inc. will trim shrubs with client approval.

Pest Control:

Our residential lawn maintenance manager will periodically inspect your property for indications of pest, fungus, and weed problems and then advise you of the best solution. Upon confirmation of a specific problem requiring treatment, pesticides will be applied as needed on a spot treatment basis, whenever possible, using the least toxic, affective chemical. All spraying of pesticides, fungicides, and herbicide applications will be performed when temperatures are below 90° F and wind drift negligible. No chemicals will be applied to turf areas without the express approval of the client. Records will be kept of all applications. The amount charged will be on a per job basis based on materials cost plus labor. The residential lawn maintenance manager will contact the client in order to give an accurate estimate of the cost if there is a problem. Once approved by the client, the appropriate service will be rendered. Cost of job will be added to the monthly statement. Applications will be made in accordance with the rules and regulations governing use of pesticides in the state of Texas. Upon client approval,

herbicides may be employed for heavy weed infestations. Here is a guide to give you a general idea of prices for common treatments:

Grub Treatment (Applied in August) - \$30 per bag (covers 5,000 sq. ft.)

Fire ant Treatment - \$4 per treated mound

Fungus and Brown Patch Treatment – Price depends on size of yard (typical size front yard costs \$35 and backyard \$45)

Herbicide Treatment of weeds, clover and thistles – Price depends on size of yard (typical size front yard costs \$35 and backyard \$45)

Aeration:

Sanders Lawn and Landscape, Inc. recommends aerating your yard once a year in the spring. This service is performed for a minimum price of \$120 per visit which covers a yard up to 10,000 sq. ft. in size. Soil compacting forces are most severe in poorly drained or wet sites. Compaction greatly reduces the pore space within the soil that would normally hold air. Roots require oxygen to grow and absorb nutrients and water. Compaction reduces total pore space and the amount of air within the soil. It has a negative impact on nutrient uptake and water infiltration, in addition to being a physical barrier to root growth. This results in poor top growth and lawn deterioration. Core aeration can benefit your lawn by, increasing the activity of soil microorganisms that decompose thatch, increasing water, nutrient and oxygen movement into the soil, Improving rooting, enhancing infiltration of rainfall or irrigation, and helping prevent fertilizer and pesticide run-off from overly compacted areas.

Irrigation System Inspection and Repair:

Sanders Lawn and Landscape, Inc. recommends having your irrigation system checked once a year. We can also perform all your irrigation repairs. Sanders Lawn and Landscape, Inc. is a licensed irrigator and has certified technicians on staff to meet your needs. Service calls concerning irrigation are subject to a \$65.00 service call charge. All repairs (time clocks, valves, etc.) will be performed at an additional cost with prior approval. Sprinkler heads will be replaced or repaired free of charge if broken by Sanders Lawn and Landscape, Inc.. All other sprinkler heads will be replaced or repaired at the cost of labor and materials.

Other Additional Services:

Sanders Lawn and Landscape, Inc. also preforms the services of fence installation and repair, pressure washing, and a complete range of landscape needs including landscape re-dos, new designs, retaining walls, stone walkways, and much more.

III. Initial Clean-Up (If Needed)

Subject to prior discussion and approval, additional labor and hauling may be necessary to bring the property up to an adequate level before regular service begins. If applicable you will be billed on the first month's statement.

Yard Price \$ _____ Hauling \$ _____

This one-time cleanup fee will be \$ _____

IV. Package Choice:

Lawn Maintenance Package:

This package includes 32 yearly mowing, edging, string trimming, and blowing depending on the seasonal growth and recent treatments applied. If you would like to add more visits per year, have your yard push mowed, or would like your yard bagged an additional price will be added to your package.

Standard Lawn Maintenance Package:

This package includes 36 yearly mowing, edging, string trimming, and blowing depending on the seasonal growth and recent treatments applied. If you would like to add more visits per year, have your yard push mowed, or would like your yard bagged an additional price will be added to your package.

Premium Lawn Maintenance Package:

This package includes 42 yearly mowing, edging, string trimming, and blowing depending on the seasonal growth and recent treatments applied. If you would like to add more visits per year, have your yard push mowed, or would like your yard bagged an additional price will be added to your package.

Additional Services (Optional):

You can add any of the additional services to your package or simply let us know when you would like any of these services performed and we will add it to your monthly bill.

Package Details

Yard Size	Yard Price	Number of Visits	Yard Price x Number of Visits	Total Price Per Year
_____sq. ft.	\$_____	_____	\$_____x_____	\$_____

Additional Services:	Yard Price:	Number of Visits:	Yard Price x Number of Visits:	Total Price Per Year:
Fertilization	We charge \$35 per bag of fertilizer and an average size yard uses approximately 2 bags of fertilizer			
<input type="radio"/> Yes <input type="radio"/> No	\$_____	_____	\$_____x_____	\$_____
Alamo-Gro	We charge \$75 a yard which covers approximately 1500 sq. ft. The average yard size is approximately 8000 sq. ft. You can choose to only do the front yard. The cost for a typical front yard in Waco is \$150 -\$200.			
<input type="radio"/> Yes <input type="radio"/> No	\$_____	_____	\$_____x_____	\$_____
Bed Cleaning	We charge \$60 for every ½ hour of labor.			
<input type="radio"/> Yes <input type="radio"/> No	\$_____	_____	\$_____x_____	\$_____
Mulch	We charge \$75 a yard for spreading mulch in your beds. A typical yard in Waco cost \$150 to re-mulch the beds.			
<input type="radio"/> Yes <input type="radio"/> No	\$_____	_____	\$_____x_____	\$_____
Seasonal Color Change	We charge \$30 for a flat of seasonal flowers. A flat of flower contains 18 flowers.			
<input type="radio"/> Yes <input type="radio"/> No	\$_____	_____	\$_____x_____	\$_____

Shrub Trimming	We charge \$60 for every ½ hour of labor. The typical size yard in Waco cost \$60 - \$90 to trim the shrubs.			
<input type="radio"/> Yes <input type="radio"/> No	\$ _____	_____	\$ _____ x _____	\$ _____
Aeration	We charge a minimum of \$120 which covers up to 10,000 sq. ft. This price covers the typical size yard in Waco.			
<input type="radio"/> Yes <input type="radio"/> No	\$ _____	_____	\$ _____ x _____	\$ _____
Irrigation Inspection	The price for an irrigation system inspection is \$65 per visit.			
<input type="radio"/> Yes <input type="radio"/> No	\$ _____	_____	\$ _____ x _____	\$ _____
Irrigation Repair	All irrigation repairs are subject to a \$65 service charge. The cost of all materials and labor is added to the invoice. Irrigation repairs must be scheduled and the extra cost can be paid after the service is completed or added to your monthly statement. For all irrigation repairs call 254-732-5573 to schedule an appointment.			
Tree Trimming	All tree trimming is an extra charge. You can call Steve at 254-744-2191 to schedule an appointment for an estimate. All work that is completed can be paid out after completion of the work or added to your monthly statement.			
Pest Treatment/ Fungicide and herbicide Treatment	All pest treatment and chemical treatments are an extra charge. You can call 254-732-5573 to schedule an appointment to assess your yards problem areas. All work that is completed can be paid out after completion of the work or added to your monthly statement. Check Description for prices.			
Total Yearly Charge for Lawn Maintenance Package		Total Price Per Year		\$ _____
Monthly Charge for Lawn Maintenance Package		Total Price Per Month		\$ _____
Agreement Start Date	Date _____	First statement will be received on		Date _____

V. Considerations for Insurance, Licenses, Permits and Liability

Sanders Lawn and Landscape, Inc. will carry liability insurance as required by law and require same of any sub-contractors and provide proof of same to the client on request. Sanders Lawn and Landscape, Inc. will carry any licenses required by law and pull appropriate permits for work that require it.

Situations which the Contractor may deem are not his/her responsibility:

1. Death or decline of plant materials due to improper selection, placement, planting or maintenance done before the time of this contract.
2. Damage due to improper irrigation, components existing at the time of contract execution.
3. Exposed cables/wires or sprinkler components/lines normally found below the lawn's surface.
4. Flooding, storm, wind, fire or cold damages.

5. Disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative irrigation components provided he/she reported these to client, or irrigation restrictions imposed by the Water Management District or civil authorities.
6. Damage caused by or to any item hidden in the landscape and not clearly guarded or marked.
7. Damage due to vandalism.

VI. Property Information:

SERVICE ADDRESS:

NAME (print) _____ ADDRESS _____
CITY _____ ZIP _____ HOME PHONE # _____
BUSINESS PHONE # _____ Email _____

BILLING ADDRESS:

Indicate how you would like to be billed: ☐ Mailed ☐ E-mailed

NAME (print) _____ ADDRESS _____
CITY _____ ZIP _____ E-MAIL _____ FAX
PHONE # _____

Social Security # _____ - _____ - _____

Customer Signature _____

Sanders Lawn and Landscape, Inc. Rep Signature _____

Work will begin on or about (date): _____

Job Total \$ _____

Startup fee \$ _____

Total collected \$ _____

Balance due \$ _____

Monthly Payment \$ _____

Payment method: ☐ Cash ☐ Check ☐ Credit/Debit Card

CANCELLATION PROVISION:

Sanders Lawn and Landscape, Inc., will contact you 30 days before your Annual Lawn Maintenance Contract expires, in order to offer you any new services that we may be providing our preferred clients/customers with in the future. We may be offering you discounts, but we do need to know if you will be renewing your contract with us. If the client wishes to cancel their Annual Lawn Maintenance Contract, Sanders Lawn and Landscape, Inc., will require a 30 day written notice before your contract is about to expire. If you wish to cancel before your Annual Lawn Maintenance Contract is expired, you will still be responsible to pay for the remaining months that your contract is in effect for. No refunds will be provided.

DUE DATE FOR PAYMENTS: PAYMENTS ARE DUE ON THE 1ST DAY OF THE MONTH, AFTER THE 5TH DAY OF THE MONTH A LATE CHARGE OF \$15.00 WILL BE ADDED TO YOUR ACCOUNT.

ADDITIONAL SERVICES:

Any additional or unscheduled services agreed on by client and contractor will be billed outside of this contract separately. The charges will be added to your monthly statement.

Billing Procedures & Payment Policy:

Sanders Lawn and Landscape, Inc. will invoice you on a monthly basis for services performed.

Sanders Lawn and Landscape, Inc. accepts the following methods of payment:

- 1.) Personal Check
- 2.) Money Order
- 3.) Cash
- 4.) Credit Card
- 5.) We can also set up a monthly invoice subscription for you with our office manager that can be paid by credit card. You will be billed electronically through our credit card payment system at the end of each month and then mailed or emailed the payment statement.
- 6.) All credit card payments are processed electronically via our credit card payment system.

I HAVE FULLY READ THE ABOVE TERMS AND CONDITIONS OF THIS CONTRACT AND AGREE TO BE BOUND BY THEM. Both parties to this contract have signed and executed it as indicated.

Plan	Print Customer Name	Date
Please list all the plans the customer would like Sanders Lawn and Landscape, Inc. to perform in the section above	Customer Signature	Date

Company: Sanders Lawn and Landscape, Inc.

Contractor Signature: _____ **Date:** _____