



ARMOR PEST CONTROL

PEST CONTROL CONTRACT

6614 Atlantic Blvd. Jacksonville, FL 32211 • 904-396-2847

CUSTOMER INFORMATION:

Property Name: The Cottages of Winding Creek Property Manager:
Property Address: 3020 Hartley Road Jacksonville, FL 32257
Phone Number: _____ Email: _____
Management Company: _____ Authorized Manager Phone Number: _____

For the purpose of this Service Agreement, "Customer" shall be defined as any and all agents, employees, independent contractors or authorized representatives of The Cottages of Winding Creek.

PROPERTY INFORMATION:

Property to be treated is twenty-three (23) free-standing buildings (Hereinafter referred to as "The Property"):

Service Schedule: Every other Month

Property Management company will be responsible for posting signage announcing visit ahead of time. Armor Pest Control will check out unit keys from the Property Management company to access all units on such pre-determined dates.

SCOPE OF SERVICES

ARMOR shall provide the following INTEGRATED PEST MANAGEMENT Services to Customer under this Agreement for roaches, household ants, silverfish, earwigs, pantry pests, scorpions, other indoor crawling pests**:

ISSUES: No issues are present and therefore no initial treatment is needed.

1. **Initial Interior Treatment:** All buildings receive a liquid barrier application directly against and around the exterior of building and an application of granular bait in the soil around the perimeter of all buildings within 3-5 feet.
2. **Ongoing Service:** Every other month, each building will receive a liquid barrier application directly against and around the exterior of the buildings OR exterior application of granular baits in the soil around the perimeter of all buildings within 3-5 feet.
3. Interior Pest Control Services can be provided on days other than the regularly scheduled Service Dates for an additional cost of \$30 per visit and \$5 per unit serviced.
4. Flea Services can be provided for individual units as requested by a resident. The cost is \$25.00 per service and paid by resident at the time of service. The resident should inform the Management Office prior to the regularly scheduled service dates to ensure that the service is done.

CUSTOMER COMMITMENT AS TO CONDITIONS CONDUCIVE TO CHRONIC PEST INFESTATIONS

During the term of this Agreement, ARMOR will notify Customer of any conditions or situations of chronic pest infestations which cannot be eliminated or controlled with regular pest control services. Customer shall take reasonable care to remedy or correct the conditions and/or situations causing the chronic pest infestations. Otherwise, ARMOR can only provide treatment above the regular pest control services for an additional fee and even then, cannot guarantee elimination and/or control unless the conditions causing the chronic pest infestations are remedied.

CONFORMANCE WITH APPLICABLE LAW

All pest control services provided under this Agreement will be performed in conformity with applicable federal, state and local laws.

ALLERGIES AND SENSITIVITIES

If you, or any occupants, are prone to allergic reactions or sensitivities to dust, pollen, odors, chemicals, solvents, etc. or suffer from any respiratory illness, you should consult your physician before any service is performed on your property.

TERMS OF AGREEMENT

This Agreement is a ONE (1) YEAR Service Agreement and shall renew itself on a month-to-month basis thereafter, unless written notice is given by either party thirty (30) days prior to the anniversary date of this Agreement.

PAYMENT TERMS

Invoices will be issued at the beginning of each month for that month's services. Payments are due within thirty (30) days. Payments made by credit card will incur an additional processing fee of 3%.

SERVICE CHARGE

Every other Month Pest Control Charge = \$ 230.00

Fleas = \$25/per service

Bed Bugs = \$300 per unit for a chemical treatment (includes 3 weekly treatments and 1 final inspection)

Bed Bugs = Price TBD for a heat treatment

Call Backs = \$30 per visit and \$5 per unit serviced

***All services will be charge applicable sales tax

ACCESS TO PROPERTY

Customer shall grant and ARMOR shall have the right to reasonable access to The Property for inspections and treatments on an as needed basis without additional charge to Customer. ARMOR agrees to notify Customer prior to activities being conducted.

NON-PAYMENT

It is agreed that if ARMOR must hire an agency or attorney to collect sums due for services rendered under this Agreement, the Customer agrees to pay all agency or attorney's fees and costs incurred by ARMOR, even if suit is not filed. The Buyer agrees to pay interest of 1.5% per month accrued on any unpaid balance (18% annually).

TERMINATION

In case of default of any terms or conditions of this Agreement, either party has the right to terminate this Agreement. Wither party may terminate this Agreement with a 30-day written notice.