CLEANING SERVICE AGREEMENT

This Cleaning Service Agreement (this "Agreement") is made on _____, 20____.

Provider (the cleaning company or cleaner): _____, mailing address _____.

Client: _____, mailing address _____.

1. SERVICES

Type of cleaning (check one): [ ] home; [ ] office or commercial; [ ] short-term rental turnover; [ ] move-in or move-out; [ ] post-construction.

Provider will clean the property at _____ (the "Property").

Areas and tasks, with how often each is done: _____.

Special instructions: _____.

The services do not include moving heavy furniture or appliances, work that needs more than a step ladder, or cleaning up mold, sewage, biohazards or hazardous materials, or the following: _____. Provider may decline any task it reasonably believes is unsafe.

2. SCHEDULE

Frequency (check one): [ ] one time; [ ] weekly; [ ] every two weeks; [ ] monthly; [ ] when booked. The first cleaning is on _____. Visits are planned for _____.

3. PRICE AND PAYMENT

Client will pay Provider $_____ (check one): [ ] per cleaning; [ ] per month; [ ] per hour for each cleaner, but no more than $_____ for one visit without Client's approval.

Deposit to book: $_____, credited toward the first payment. Payment is due (check one): [ ] on the day of each cleaning; [ ] within _____ days after an invoice; [ ] in advance. Accepted methods: _____.

A payment more than 10 days late carries a late fee of $_____, only to the extent the law allows. Provider may change its prices on 30 days' written notice. Prices do not include any tax the law requires.

4. SUPPLIES, ACCESS AND PETS

Supplies and equipment are provided by (check one): [ ] Provider; [ ] Client; [ ] Provider, except that Client provides _____.

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Provider's staff will get in by (check one): [ ] someone letting them in; [ ] a key held by Provider; [ ] a code shared privately; [ ] building staff. Provider will keep keys and codes secure and return keys within 7 days after this Agreement ends. Never write a code in this Agreement.

Pets at the Property: _____.

5. RE-CLEANING, DAMAGE AND CANCELLATIONS

If Client is not satisfied with any listed task, Client will tell Provider within _____ hours after the visit, and Provider will re-clean the affected areas at no charge within 3 days.

If Provider's staff carelessly damage or break anything, Provider will repair or replace it or pay the reasonable cost, up to $_____ per incident (leave blank for no limit). Client will put away cash, jewelry, medications and items of special value before each visit.

Client may cancel a visit without charge at least _____ hours ahead. A later cancellation, or a visit where the cleaner arrives on time and cannot get in, costs $_____.

6. INSURANCE AND INDEPENDENT CONTRACTOR

Provider [ ] will [ ] will not carry general liability insurance of at least $_____ per occurrence, and [ ] will [ ] will not keep a bond covering theft by its staff.

Provider is an independent contractor, not Client's employee, decides how the work is done, and pays its own taxes and staff.

7. TERM AND GENERAL TERMS

This Agreement starts on _____ and (check one): [ ] covers one cleaning; [ ] continues until either party gives _____ days' written notice; [ ] ends on _____ and does not renew automatically.

The law of the State of _____ governs this Agreement. Any lawsuit will be brought in the courts for the county where the Property is located, and either party may use small claims court. This Agreement is the entire agreement, can be changed only in a signed writing, and may be signed in counterparts and electronically.

Additional terms: _____

Note: if you sell residential cleaning in person at the client's home for $25 or more, the FTC Cooling-Off Rule (16 C.F.R. part 429) may require a three-day cancellation notice. The guided builder adds it.

SIGNATURES

Provider

Signature: _____ Date: _____

Printed Name: _____

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Client

Signature: _____ Date: _____

Printed Name: _____

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