

LOW MAINTENANCE LANDSCAPE inc.

LANDSCAPE MAINTENANCE CONTRACT for _____

We specialize in offering knowledgeable landscape and garden maintenance services to homeowners and small commercial buildings! We provide custom service for many different landscape situations. Many of our customers already have a beautiful, well-maintained landscape and need an expert horticulturist to provide on-going maintenance and monitoring for problems. Some of our new customers have an overgrown landscape in desperate need of a complete clean-up and pruning. Others wish their yard looked nice but don't know what to do or where to start. We also provide service to those who just need seasonal help.

Your landscape is a valuable part of your home investment. Did you know that an attractive, well-designed and maintained landscape raises the value of your property by 10 to 15%? Let our professionals with a degree in landscape architecture and horticulture with over 15 years of experience take care of these needs for you! We take pride in operating a small, locally owned business. Offering the best customer service and personal care is our top priority! We work with your needs and your budget; we visit once a month or once per season. Our low overhead operating cost allows us to give you a very competitive hourly rate. For each job site we visit, we determine what tasks need to be done, and knock them out efficiently. See our complete list of maintenance tasks we offer on the back on this sheet!

Unfortunately, we cannot give estimates due to variability of each property, time of year, and how much of the work you do ahead of us. We can, however, usually give estimates for spring mulching. In order to cover lost mobilization time and fuel expenses, our minimum charge for visiting your property is \$_____. Our hourly rate in 20____ is \$_____ per hour. (this rate is subject to yearly increases) We offer an "automatic" service and will show up with out you having to call us. Due to weather conditions and not knowing how long each job will take, we cannot schedule a maintenance visit in advance by calling you with a day or time. The following products may also be used when needed at your property; Time release fertilizer, Preen pre-emergent, Round-up weed killer, Over-the-top grass killer, bagged mulch, bagged soil. These items will be billed at the current retail price. Debris haul off will be billed unless you have an on-site compost site for recycling.

We cannot be held responsible for and injuries or property damage to others resulting from our maintenance work on your property. We will, however, be responsible for any property damage caused by our employees and any personal injury to our employees. You agree to be financially responsible for dog inflicted injuries to employees and post a warning sign on your fence if you own a dangerous dog. We cannot provide service to locked backyards.

Please sign and return this contract to get on our schedule. We will track our time and materials for each visit. After each visit, a bill will be mailed to your address and will be due in 30 days. Your prompt payment is appreciated. Beginning on the 45th day, a late charge of \$5 per month will apply. Past-due accounts will loose scheduling priority and go to collections. If you select the "Auto-renew" option, your contract will automatically renew each additional year. Auto-renew contracts will receive scheduling priority. You are always free to make future changes. Either party may cancel this contract at any time without penalty. To cancel this contract before end of coverage period, you must notify Low Maintenance Landscape in writing or by phone message.

You must select one of the following maintenance service plans below. Save this if you are planning to hire us for a "one-time visit" in the future; this form will be your contract. Please call us if you need help deciding on a plan or have a general question.

- **MONTHLY.** Great for medium to large residential, most commercial, or forested landscapes with detailed planting. Recommended for landscapes with frequent weed problems. Great if you prefer to not do very much of the work yourself. Monthly visits can also keep your bills low and keep things in tip-top shape because the work load is low each time. Weeds also find it more difficult to establish with frequent visits.
- **EVERY 6-8 WEEKS.** Great for medium residential landscapes that have moderate to low maintenance needs. This is also recommended if you prefer to not do as much of the work yourself, but you can do some weeding.
- **4X PER YEAR; QUARTERLY.** Great for medium to small residential landscapes. This is our most popular plan. Our landscape designs are geared towards this plan. With this plan, you will need to do some of the work yourself (occasional weeding, light pruning, ect)
- **3X PER YEAR; SPRING-SUMMER-FALL.** Great for medium to small residential landscapes that have lower maintenance needs. You will need to do upkeep between visits. This is good if you want us to do the major pruning and cutting back perennials that our power equipment is geared for.
- **2X PER YEAR; SPRING, FALL.** Perfect if you like to do the work yourself in between visits. This is good if you want us to do the major pruning and cutting back perennials that our power equipment is geared for. (fall and spring clean-ups)
- **ONE TIME VISIT ONLY.** Select this option if you DO NOT want to be on our automatic maintenance program but would like to hire us for optional services or special tasks. This includes fall leaf clean-up, spring mulching, irrigation service spring clean-ups, adding plants, or any other one-time visit.

Coverage period: Jan, 1st, 20____ thru Dec 31st, 20____ **Plan Auto-renews each year unless you cancel.**

Choose a service plan: circle one: Monthly or 6-8 weeks or 4x per year or 3x per year or 2x per year or One time visit

Organic Debris; Are we able to recycle debris in on-site compost bin or pile: circle one: YES or NO

OPTIONAL SERVICES AVAILABLE; Fall leaf clean-up service (see info on back): circle one: YES or NO

(TO ADD TO YOUR REGULAR MAINTENANCE SERVICE PLAN) **Spring mulch service (estimate on back):** circle one: YES or NO

Irrigation service (our systems only): circle one: YES or NO

You agree to all terms discussed in this contract. (we cannot offer service if you circle "NO") YES or NO

Proposed by: Low Maintenance Landscape, Inc.

Owner signature: _____

Address: 1210 Lakeview Ct. Lawrence, KS 66049

Phone number: 550-5610

Today's date: _____

Notes: _____

Accepted by: _____

Print name: _____

Address AND Zip: _____

Phone Numbers: _____

Today's date: _____

Notes / Requests: _____

MAINTENANCE TASKS INCLUDED IN HOURLY RATE

- Prune shrubs at appropriate times; spring flowering shrubs in late spring to early summer, summer flowering shrubs in early spring or early fall, and evergreens in late spring to early summer. Prune large overgrown shrubs at any time if desired.
- Trim dead foliage from perennials after flowering period and first hard freeze.
- Divide and transplant perennials as needed to increase flowering and vigor.
- Remove weed foliage and roots; hand pull large weeds with shallow root system, spray round-up, or spray selective herbicide on deep-rooted perennial weeds.
- Weed eat or trim groundcover areas in early spring or late summer.
- Prune trees; remove dead branches, remove dangerous "V" crotch angled branches, water sprouts, and "Below graft" shoots. Our pruning capabilities are limited to 8" caliper limbs, no more than 15' off the ground, and no power line or house interference in the limb fall zone.
- Hand water drought stressed plants if needed. Offer watering advice.
- Correct minor erosion or drainage problems; discuss major problems with owner.
- Make minor repairs to hardscape; fix heaved edging, reposition landscape rocks, check drainage systems, notify client of damages to irrigation heads, ect.
- Diagnose plant problems caused by insects, diseases, or physiological damage. Offer expert professional advice on solving the problem. Discuss long-term solution or prognosis.
- Identify "mystery" plants. Offer specific horticultural advice for each plant if desired.
- Diagnose problems in lawn areas; help with disease, insect or weed problems.
- Redefine bed edges. Transplant and water sod in bare areas if needed.
- Remove fallen twigs or branches. (During scheduled maintenance time only)
- Replace warranty plant material. (During scheduled maintenance time only)

MAINTENANCE TASKS IN WHICH LABOR IS INCLUDED IN THE HOURLY RATE BUT SUPPLIES NEEDED TO DO THE TASK COST EXTRA.

- Plant seasonal color (annuals), spring flowering bulbs, or grass seed (by request only)
- Replace out-of-warranty plant material. (by request only) (estimate may be available)
- Apply Preen (pre-emergent herbicide) to landscape areas prone to annual weed infestations.
- Apply small amounts of bagged mulch, compost or topsoil to landscape areas.
- Apply 14-14-14 time-release fertilizer (3 month) to landscape areas or select plants.
- Apply any other specialized fertilizers and or products to correct plant problems & kill pests.
- Spray weeds with Quick-pro (Round-up) for fast, effective, safe elimination.
- Winterize plant material (Apply mound of mulch around sensitive plants, spray wilt-pruf)
- If you can recycle, we will move organic debris to an on site compost pile. If not, we will haul it off. (A dump charge is applied to each bag, pick-up load, or trailer load plus hourly rate)
- Note: lawn mowing or chemical application is not a part of our specialized landscape maintenance program. We can recommend a lawn maintenance company if you like.

MAINTENANCE TASKS AVAILABLE AS AN OPTIONAL SERVICE

- Remove fallen leaves from bed & lawn with shredder-vac. (Nov-Dec) (estimate not available)
- Yearly spring mulching; cover bed areas with 1" of mulch. (Feb-Apr) (estimate may be available)
mulch = ___CY x _____ per CY = _____, labor = _____, delivery = _____, TOTAL = _____
- Irrigation spring startup/winterization service for our systems. (Apr&Nov) (estimate not available)

We invite you to visit our website and check out our yearly garden maintenance calendar and see our beautiful portfolio pictures of completed projects!

Low Maintenance Landscape, Inc.

Ryan Domnick

1210 Lakeview Ct.

Lawrence, KS, 66049

lowmaintenancelandscape.net

785-550-5610