

Licensed & Insured



2436 N Federal Hwy, Light house point FL 33064

Leo Padua (954) 793 5223
Leoapadua@hotmail.com

CONTRACT AGREEMENT

05/20/2024

Revised on 05/25/24

4750 NW 22nd CT
Lauderhill, FL 33313
ATT: Castle 11 Association

South Florida Contractors Group proposes to do the following work in accordance with industry standards as outlined in the text of these specifications. Any questions that may arise should be directed to **Leo Padua at (954) 793 5223 or Leoapadua@hotmail.com**

A: WORK TO BE PERFORMED:

Work to be performance on (condo #11 a 05 story building located at 4720 NW 22 ct, Lauderdale ,FL.)

All the work to be performed as per the report provided by Thomas Cheever in the scope of work dated November 9 2023 excluding pages 7,8,9 and excluding Florida milestone inspection report dated August 12 2023. Product to be used to repair as per report or equivalent.

PRODUCT TO BE USED

1.SFCG will apply **Sherwin Williams “ Paint”, Elastomeric Caulk, DTM marine coat , Loxon clear sealer conditioner and Sherwin Williams Vertical Wall Patch** to all exterior surfaces.

- For painting to repair & fill all exterior cracks, pressure washer all surfaces that will be painted.
 - Apply one coat of primer and two coats of finish paint on the exterior of the bldg..
2. Sika materials for concrete repairs (sika 211 , sika armatec)
 3. Sika waterproofing system.

THE OWNER WILL:

1. Provide water and electricity for **SFCG** crew until project is completed.
2. Assign designated parking space for all crew vehicles for the duration of the project.

South Florida Contractors Group WILL:

1. Use all means necessary to provide owner with daily report as to the progress of the project.
2. SFCG foreman will work closely with the owner or representative thereof.
3. Only professional tools and sundries will be used eliminating any application errors during the project.
4. No crew member will use any foul or vulgar language at the job site.
5. Only manufacturer's products and instructions will be used should any thinning of material be necessary.
6. Deliver or have delivered necessary materials in unopened containers with the original labels and batch numbers clearly visible. All materials shall be used in strict adherence to the manufacturer's written specifications and/or recommendations.

EXCLUSIONS:

1. Any other areas not mentioned in the above scope of work.

**Timing for this project will be 135 days with weather permitting.
Starting Date schedule is November 1 of 2024**

Terms and Conditions

Payment terms of the contract shall be modified as follows:

- Total amount of the contract \$395,000.00 (three hundred and ninety-five thousand dollars) price includes labor, materials, tools and engineer inspections fees.
- Allowance including on the total price \$10,000.00
- Pre-payment sum of the \$15,000.00 contract signed.
- Deposit prior to start the project \$25,000.00(mobilization, materials, equipments)
- Progressive payments \$20,000.00 after 10 balconies spalling completed.
- Paint exterior \$56,000.00 included on the total contract price.
- Retainage 10% of the total contract price for final payment

All progressive payments need to be approved by the engineer hired to inspect the work.

Scope of Work & additional work:

The contractor agrees to perform the scope of work referenced on the proposed bid and the owners agree that any supplements or additions to work may be accomplished verbally or with a written change order. Additional works includes betterments, owner select changes, and /of enforcement of code or ordinance by a municipality or building department. The scope of work is based on visual examination without destructive examination or testing. In the event that any concealed or hidden conditions are found which were not contemplated and expressly described on the scope of work, the cost to repair concealed conditions will be treated as an extra.

Cancelation/Termination by the owner's:

If the owners cancel this contract after the expiration of the cancellation period authorized by section 501.031, Florida Statutes, contractor shall be entitled to liquidate damages in the amount of 10% of the total contract price. The said amount of 10% is fixed and agreed on by and between contractor and the owner because the impracticability and extreme difficulty of ascertaining the true value of the damages which contractor will sustain by the owner's cancellation of this agreement, some of which are indefinite and not susceptible of easy proof, said amount is agreed to be a reasonable amount of damage which contract will sustain.

Owner's obligations:

The Owner shall secure and pay for necessary plans, permits, easements, zoning requirements, impact fees and, or other actions which must proceed the approval of the permit for the project at owner's expense. The Owner has the duty to record a notice of commencement and post a certified copy at the job site. The Owner shall cooperate with and not hinder the contractor with the performance hereunder including the furnishing of information, execution of documents, (including but not limited to information and documents for the permit.) affording the contractor access to performance of the work and reasonable storage for material, and make timely payments. The owner shall maintain builder's risks insurance for the work. If the payment is due more than 7 days, the contractor may suspend further work. Any additional cost for demobilization, protection of work, remobilization, and increase due to the delays will be the responsibility of the owners in that event.

Limited warranty:

Conditioned upon payment in full of all amounts due the contractor, contractor warrants the scope of work under the following terms: Contractor shall guarantee all workmanship against defect for a period of (10) Ten years to spalling repairs from the completion of the work required under the contract. Materials were installed in a good workmanlike manner. This warranty is not transferable. CONTRACTOR SPECIFICALLY DISCLAIMS ANY AND ALL OTHER WARRANTIES AND ALL IMPLIED WARRANTIES (EITHER IN FACT OR OPERATION BY THE LAW) INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE OR ANY IMPLIED WARRANTY ARISING OUT OF COURSE OF DEALING, CUSTOM OR USAGE OF TRADE. THIS CONTRACT PROVIDES SOLELY FOR THE PROVISION OF SERVICES AND DOES NOT PROVIDE FOR SALES OF GOODS.

If within the warranty period, SFCG. receives from the customer prompt written notice that the workmanship does not meet such warranties and after confirmation by SFCG. or other approved authority that workmanship is the cause of such defect, SFCG. will cure, within a reasonable amount of time each such defect, weather permitting.

Limitation of liability:

In no event shall the contractor its officers, directors, employers or agent be responsible for indirect, special, nominal, incidental, punitive or consequential losses or damages, or for any penalties, regardless of the legal or equitable theory asserted, including the contract, negligence, warranty, strict liability, statute or otherwise, even if it had been

aware of the possibility of such damages or they are foreseeable. The maximum aggregate liability shall not exceed two times the amount paid by the owner for the service or actual proven damages, whichever is less. It is expressly agreed that owners express remedy set forth herein is owners' exclusive remedy. The limitations set forth herein apply even if any other remedies fail or they essential purpose.

Dispute resolutions:

Any Dispute arising from, related to, or otherwise concerning this subcontract shall be brought by litigation in Broward County, Florida. THE PARTIE INTENTIONALLY WAIVE THE RIGHT OF A JURY TRIAL IN ANY LITIGATION ARISING UNDER THIS CONTRACT. If any parties commences, engages in, or threatens to commence or engage to any suit, action, or other proceeding, against any other party, arising out of or in any manner relating to this contract. The successful or prevailing party or parties, as determinate by the court, shall be entitled to recover from the losing party or parties as determined by the court or arbitrator, reasonable attorney's fees and disbursements (including disbursements which would not otherwise be taxable as cost in the proceeding) and expert witness fees.

Entire agreement:

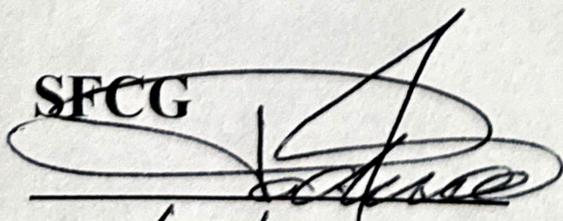
This contract, comprises the complete agreement of the parties and no representations or agreements have been made by either party except as expressly stated in this contract. All modifications to this contract shall be in writing and signed by both parties hereto.

Schedule:

The contractor shall be entitled to reasonable extension of the time for any and all delays beyond the contractors control including but not limited to the following: Delays caused by owner direct changes in the scope of work, fire, labor disputes, plan change by any authority having jurisdiction, financing requirements, products and/or equipment delays, or any acts of God.

Severability:

If any provision of this contract is found to be ineffective, unenforceable or illegal for any reason under present or future laws, such provision shall be fully severable and this contract shall be construed and enforced as if such provision never comprised a party of this contract. The remaining provisions of this contract shall remain in full force and effect and shall not be affected by the ineffective, unenforceable or illegal provision or by its severance from the contract.

SFCG

05/28/24
SIGNED/DATE

OWNER

SIGNED/DATE



**Do it right,
Call Weathertight.**



February 27, 2025

File # 9563
CCC1330287

CASTLE GARDENS-BUILDING 11

4750 NW 22ND CT.
Lauderhill, FL 33313
Attn: Rock 613.851.4288
pilonroch@gmail.com

ROOF REPAIRS

A site inspection was performed on the above-mentioned property consisting of ONE building. This is an SPF Roof system (Concrete deck) with presence of blistered areas, and ponding water areas. The repairs needs to be done to reinstate the warranty. In accordance with the roof inspection and evaluation, WeatherTight Systems is pleased to have the opportunity to present the following scope of work.



Specializing in Seamless Roofing & Insulation - Industrial - Commercial - Institutional
4850 NE 10th AVE. - Fort Lauderdale, FL, 33334
Phone (954) 764-7277 Fax (954) 764-7271
www.weathertightroof.com



ROOF REPAIRS

Scope of Work:

1. **Deck preparation:**
Cut and patch open blisters, seal cracks, punctures and fissures
Remove existing TPO membrane on one section of the roof
2. **Polyurethane Foam Application:**
Spray applied GACO/EVEREST 3lb Polyurethane Foam to the cut-out sections
The foam provides thermal insulation and creates a seamless monolithic surface over the roof.
3. **Protective Coating Application:**
Spray apply the GACO/EVEREST Protective Coating
The coating provides weather resistance and UV protection.
4. **Ceramic Roofing Granules:**
While the topcoat silicone is still wet, continuously broadcast and embed #11 ceramic roofing granules into the finish application.
These granules enhance durability, provide texture, and improve the overall appearance of the roof.
5. **Warranty and Inspections:**
The warranty will be re-instated for TEN (10) YEAR.
Regular yearly inspections are included during the warranty period to ensure the roof's performance.
6. **Work Schedule**
Weather permitting: Work may be completed on, before or after the scheduled dates THREE DAYS (3)

Pricing

Labor, and Material.....\$18,000.00



GENERAL REQUIREMENTS

Coordination: Attention is directed to the fact that the owner's occupancy of the building must always continue. Take every precaution to keep interference with that occupancy to a minimum. Adequate means for security closing of all openings shall be provided. The building must remain free of hazards to occupants and contents. Coordinate with management in scheduling sequence of roof replacement so that air conditioners can be placed back in operation and limit down-time of units.

Miscellaneous Provisions

1. **Unforeseen Conditions:** This contract is based on visual conditions. Should unforeseen conditions arise that could not be determined by visual inspection, such as additional work shall be performed on a time and material or firm bid basis, after customer or his agent has been notified of such. Ponding water and mold are considered unforeseen conditions and are therefore not covered by contract.
2. **Signs & Lighting:** Due care shall be exercised in working around signs and lighting of buildings. However due to their delicate construction, contractor will not be responsible for damage to same, all signs and lighting to be removed and installed are to be done at customer's expense and responsibility.
3. **Flashing:** Prices for flashing, eaves drip, and gravel stop are all based on galvanized metal and aluminum. Copper will be replaced at additional cost to the customer.
4. **Time Limit:** The proposal is made for immediate acceptance (void if not accepted within 30 days after the contract is dated) and is subject to withdrawal without notice.
5. **Oral Promises:** Contractor assumes no responsibility whatsoever for any oral promises. All terms and conditions must appear in writing in the contract.
6. **Ceilings:** Contractor, will not assume or accept any responsibility or liability for damaged stained ceilings, cracked or failing plaster, insulation, acoustical tile caused before, during or after work is completed, nor for re-painting or re-finishing of damaged areas.
7. **Guarantee:** We assume no responsibility for damage caused by acts of God, to wit: hurricanes, tornadoes, etc. or any act beyond our control. We further assume no responsibility for damage caused by plant life, termites, mold and/or mildew, or negligence by the customer or his agent. If the contract is canceled by the owner seven days from the date of signing, the customer shall forfeit 50% of any deposit made toward this contract.
8. Due to the nature of the work and use of spray foam and coatings, owners must assume responsibility for removing vehicles, closing windows, closing, or removing awnings, and any other objects that our materials may fall or drip on and cause damage to. If any of our material falls or drips on the paint or stucco (including overspray), WTS will do its best to remove it but the owner will be responsible for any touch-up or repainting.

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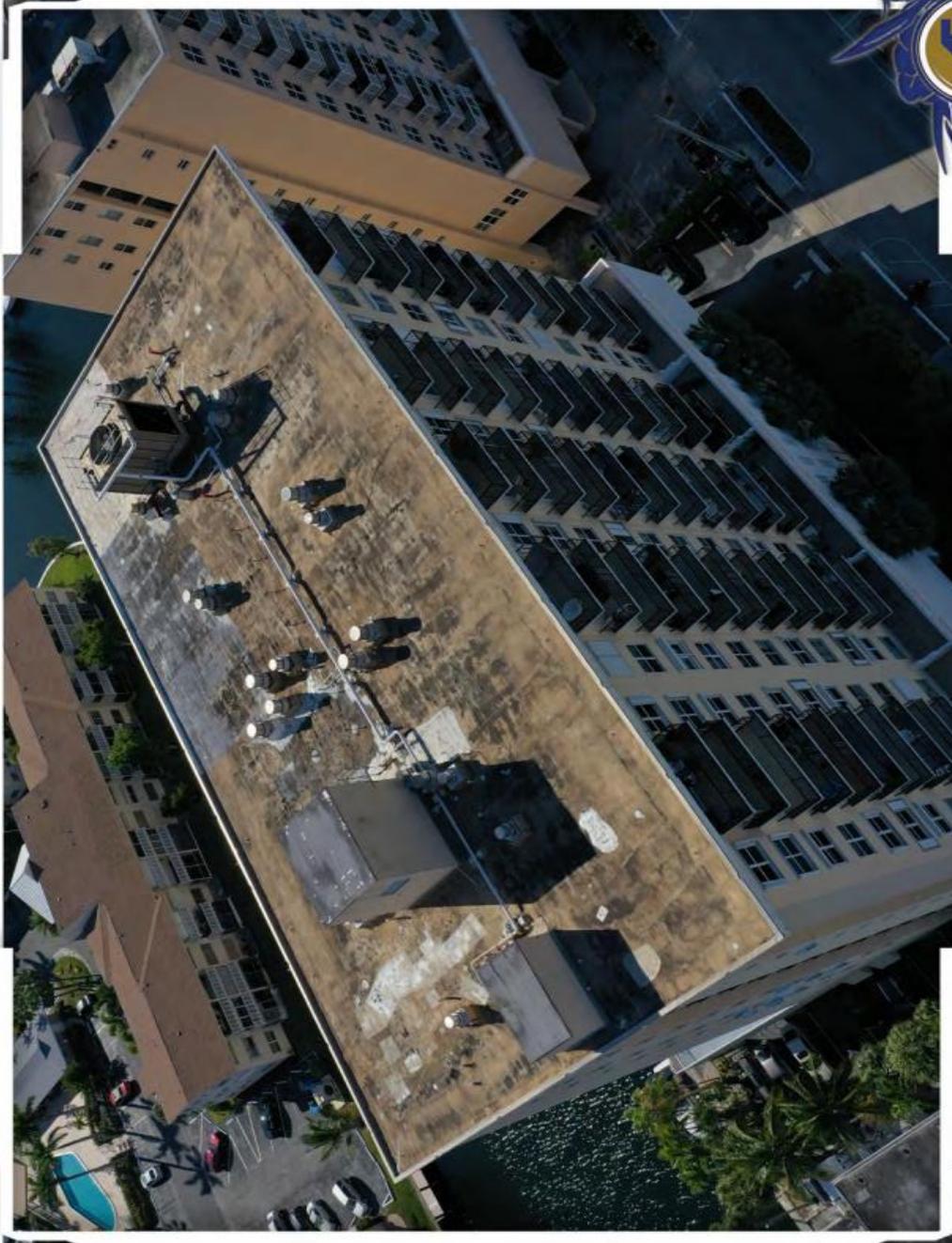
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9. Unless specifically included herein, WTS shall not be held responsible for the removing of pipes, sprinkler systems, water or sewage disposal systems, septic tanks, conduits, telephone lines, TV antennas, awnings, gas tanks, meters, or water heaters around construction. The buyer agrees to protect or remove any personal property in the working area including shrubs, lawn, screens, awnings, or flowers, and WTS shall not be held responsible for damage to said items (including overspray).
10. The contractor shall not be required to perform without consent any work relating to asbestos or polychlorinated biphenyl (PCB).
11. **Temporary Barriers:** Temporary weather, dust barriers shall be erected wherever walls or roofs are opened for demolition or new construction to protect the interior from damage. Do not remove it until new construction is in place and the interior space are protected from weather or dust. Construct temporary barriers at shafts, openings, and other hazards.
12. **Cleaning and Protection:** During handling and installation of the work at project site, clean and protect work in progress and adjoining work on a basis of perpetual maintenance. Apply suitable protective covering on newly installed work where reasonable required to ensure freedom from damage or deterioration at time of substantial completion.
13. **Examination of Substrate:** The installer must examine the substrate and the conditions under which the installation of the roofing work is to be performed. Do not proceed with the roofing work until unsatisfactory conditions have been corrected in a manner acceptable to the roof manufacturer.
14. **Installation:** Comply with manufacturer's instructions, except where more stringent requirements are indicated.



Before



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After

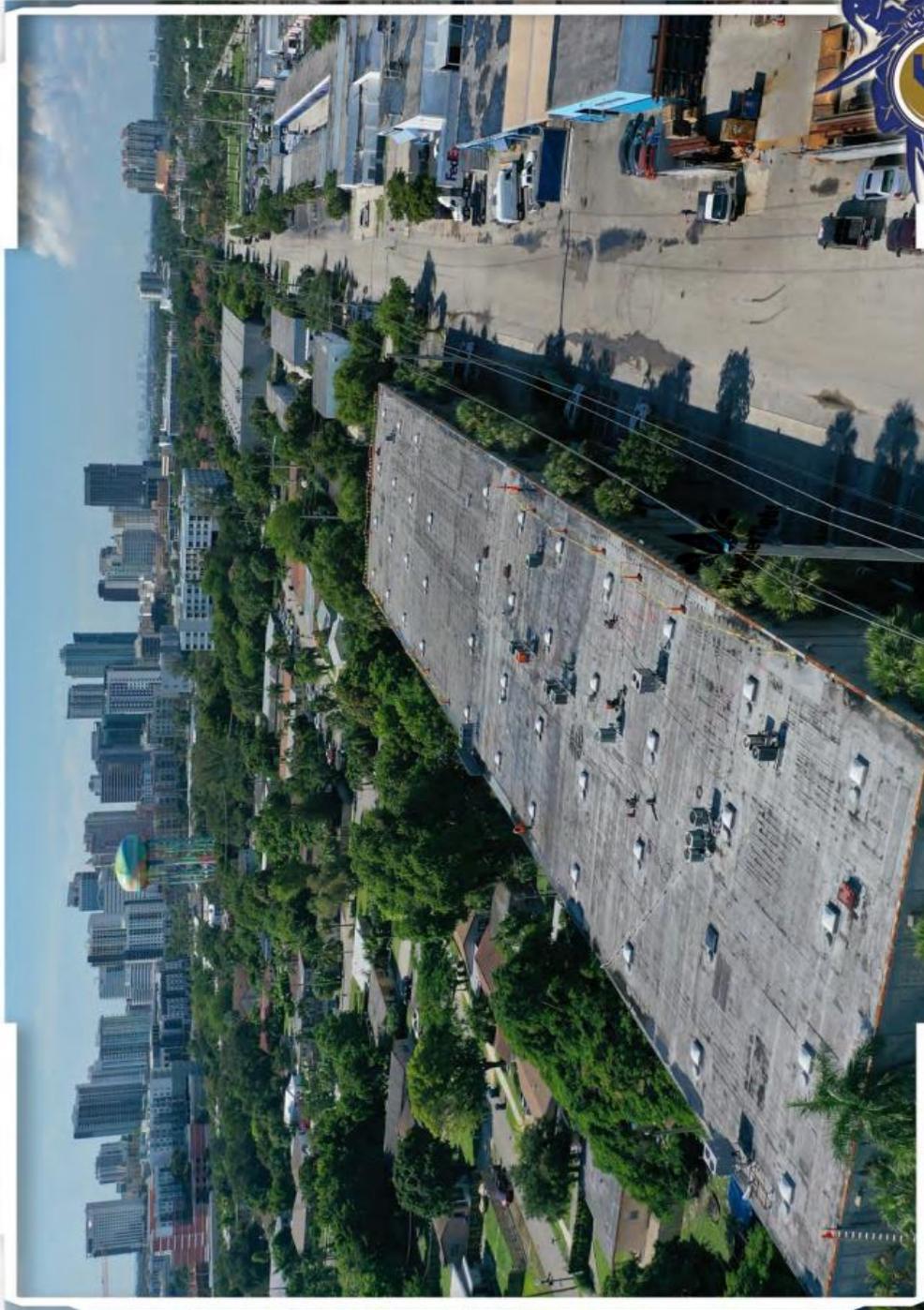


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WeatherTight
Systems

Before



Ft. Lauderdale, FL

FORCE ONE
PROTECTION

Specializing in Seamless Roofing & Insulation - Industrial - Commercial - Institutional
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Phone (954) 764-7277 Fax (954) 764-7271
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WeatherTight
Systems

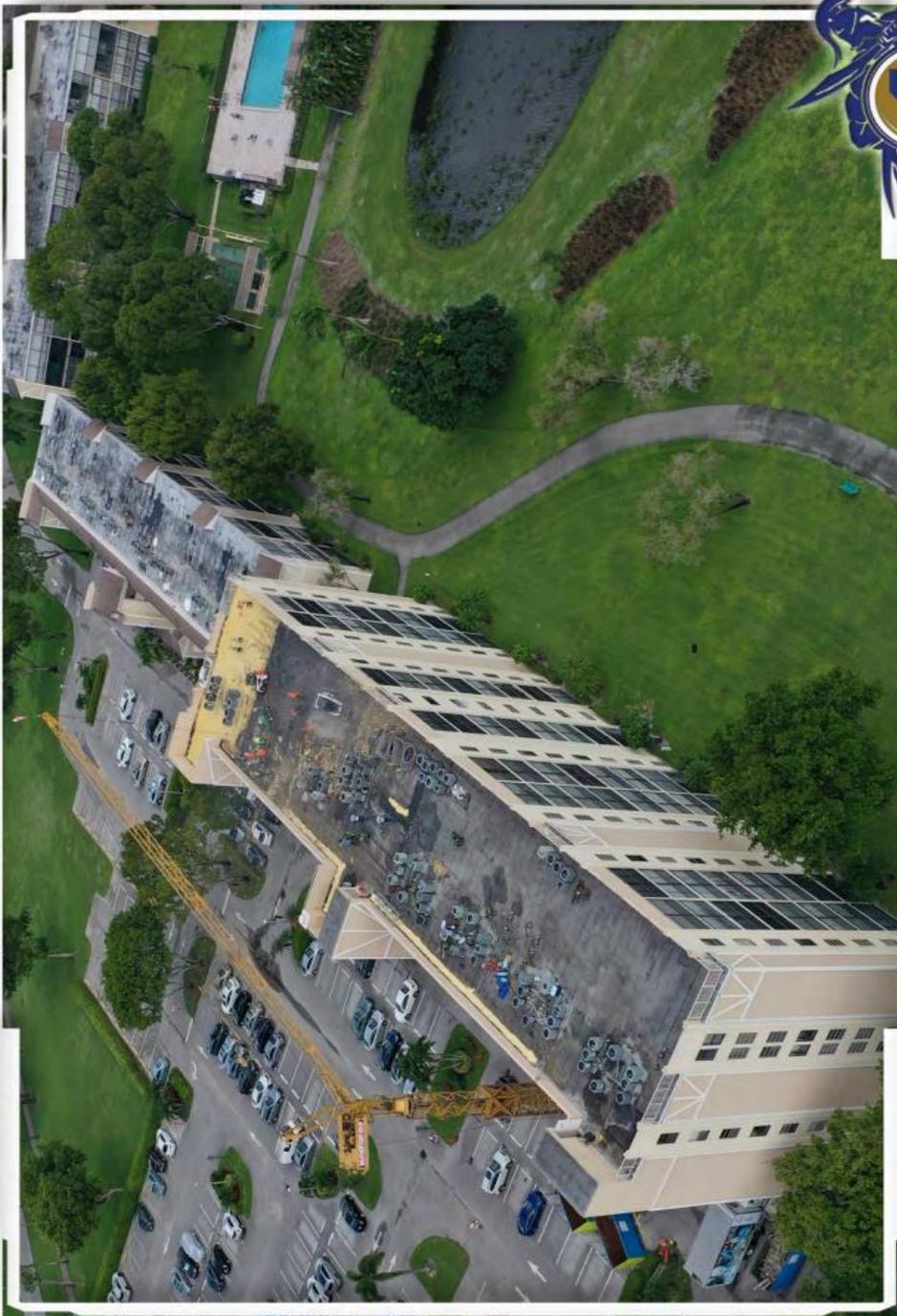
After



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Before



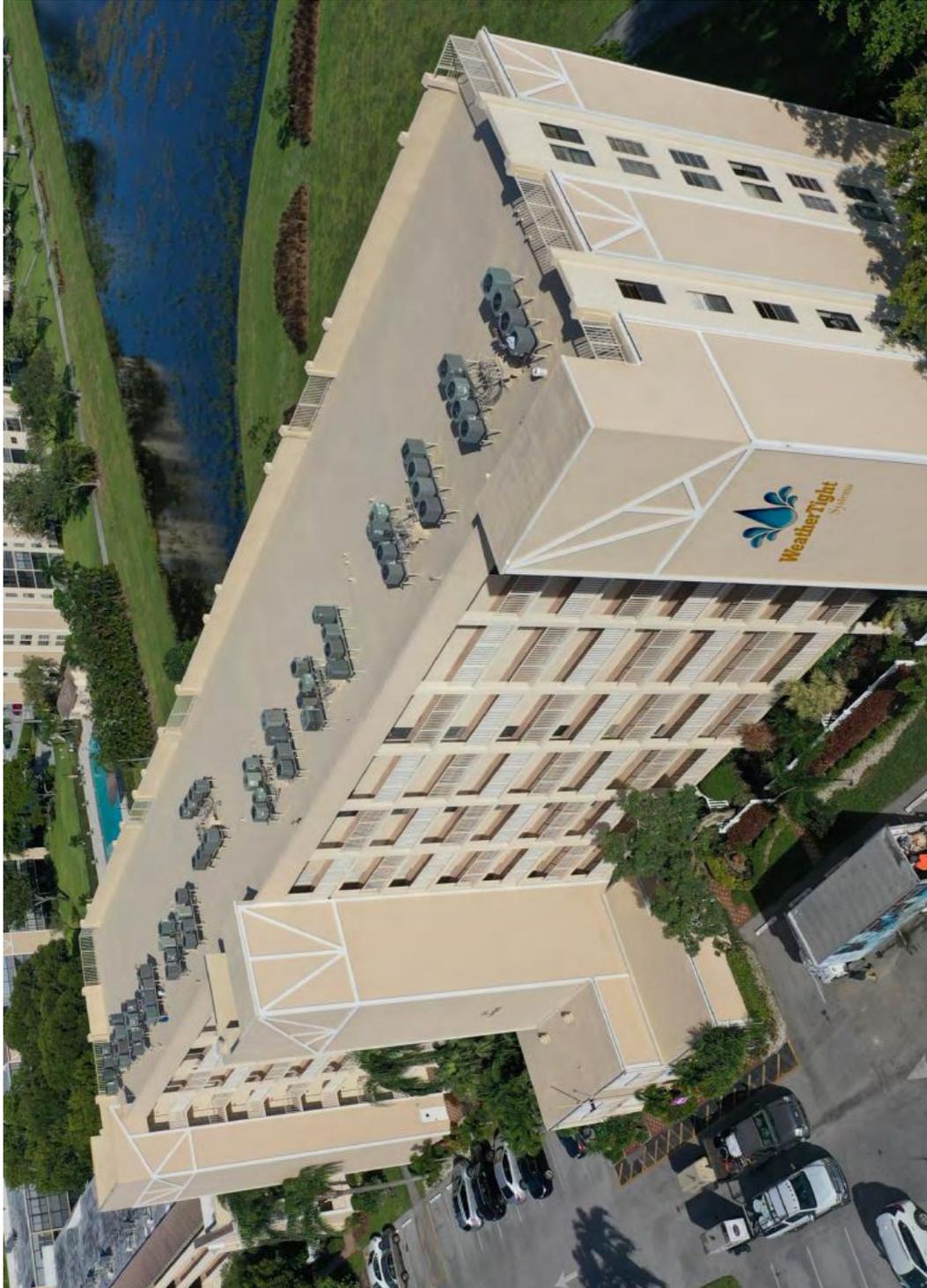
Del Ray Beach, FL

Specializing in Seamless Roofing & Insulation - Industrial - Commercial - Institutional
4850 NE 10th AVE. - Fort Lauderdale, FL, 33334
Phone (954) 764-7277 Fax (954) 764-7271
www.weathertightroof.com



WeatherTight
Systems

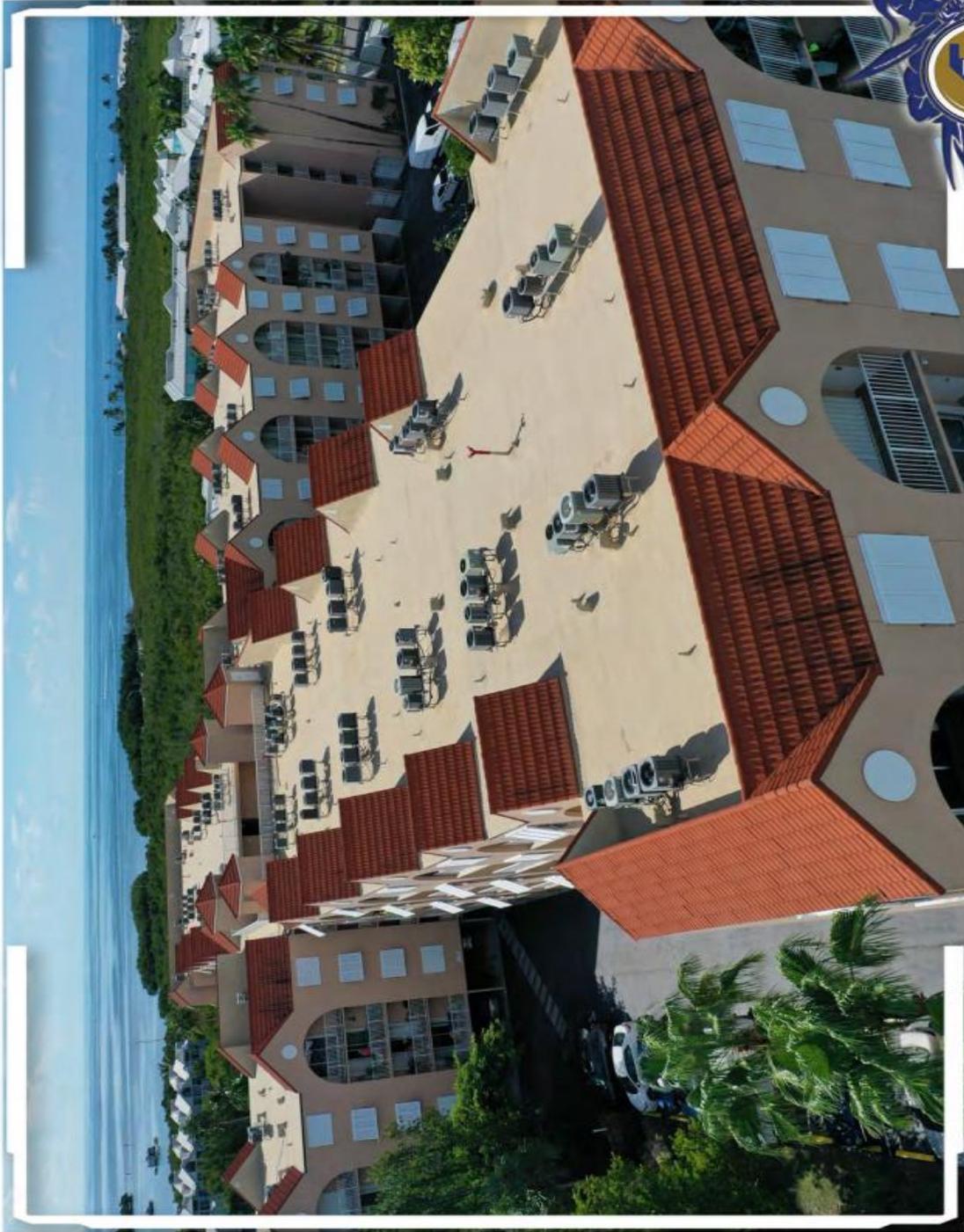
After



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Phone (954) 764-7277 Fax (954) 764-7271
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WeatherTight
Systems



Key West, FL

FORCE ONE
PROTECTION

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Phone (954) 764-7277 Fax (954) 764-7271
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DESOTO PARK SOUTH CONDO
Regina Frickin 305-710-8034

IMPERIAL TOWERS
Debbie King 973-220-5266

BONAIRE AT WOODMONT # 1
Daniel Yates 954-881-9382

BONAIRE AT WOODMONT # 2
Elbio Gimenez 954-297-6981

BONAIRE AT WOODMONT # 3
Charlene Moscaritolo 954-830-2843

BONAIRE AT WOODMONT # 4
Russell Barakat 954-548-5923

FAST SIGNS
Sebastian Spada 954-566-8500

GOLDEN HORN SOUTH CONDO
Sal Frasca 917-731-5812

PALM AIRE ASSOCIATION No. 6
Donna Childrey 954-913-2840

PALM AIRE ASSOCIATION No. 8
Art Stark 708-502-1770

HUNTINGTON LAKES 3 CONDO
Bill Well 561-676-5973

HILLCREST NO. 26 CONDO
Mark Roth 954-954-383-1331

NIKON CONSTRUCTION – TAMPA
Joe Lopez: 813-299-4120

COLDWELL CONSTRUCTION
John Coldwell: 954-663-5305

THE TIFFANY AT BAL HARBOUR
Cari: 305-861-7834

BOCA BARWOOD ASSOCIATION
Linda Miletti: 561-716-2153

THE FOUNTAINS
David Greenholtz 561-345-2161

VERACRUZ CONDO ASSOCIATION
John Blackstock: 248-404-7456
Mark Margadonna: 732-996-4631

LAS SALINAS CONDO ASSOCIATION
Rashida: 305-294-6020

THE VILLAGE AT LAKE PINE
Steve Anderson: 305-495-1985

THE HARVEST CONDO ASSOCIATION
Perry Paglino: 954-439-1151

TEN TOPS CONDO ASSOCIATION
Elizabeth Castro: 305-303-6070

STATE FARM INSURANCE
Cathy Surman: 954-558-3262

BYRON AVE CONDO ASSOCIATION
Moises: 305-861-0117

17th St PROPERTIES
Bruce Pagano: 954-461-6919

CASTLE GARDENS
Norman Cherry: 954-676-5113

HAWTHORNE EAST
John: 516-680-6045

HILLSBORO SHORES
Jeff Boyd: 954-540-8302

THE ISLANDER – REDINGTON SHORES
Ray Sterns: 727-455-8586

PELICAN REEF CONDO
Connie Steen: 305-854-6228

TAMPA PROJECTS
Jim Coutes: 813-610-9911

TURTLE BAY CONDOS
Brent: 941-302-0177

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Phone (954) 764-7277 Fax (954) 764-7271

www.weathertightroof.com



WeatherTight – Business Referral

Joseph A. Gift
1279 Blacksmith Circle
Batavia, OH 45103
(614)975-544
jgift@gaco.com

Date: April 23rd, 2019

Subject: Business Referral – Weathertight Systems Inc. & Steve Barbuto

To whom it may concern:

I am writing this referral on behalf of Weathertight Systems Inc. and Steve Barbuto. I have had the pleasure to work with Steve and his Company for seven (7) years while working as a Regional Manager with Gaco Western and now Firestone Building Products. The growth of our commercial spray foam roofing and coating in NJ and NYC has been directly related to Steve's efforts working with our local Area Manager and Weathertight's impeccable reputation and quality workmanship.

Firestone/Gaco has strict standards and controls to maintain Qualified Applicator status. Weathertight is the benchmark in the NE Region for quality commercial spray foam roofing and coating projects. When we need a spray foam job reference for an Architect, a Weathertight roof is choice number one. I would like to think it was just product, but it is their sales process, bids, attention detail, and professionalism on the roof that provides them with so many repeat clients and referrals.

Steve Barbuto has been in commercial roofing for 40+ years and his expertise and reputation for quality stand above the rest. He has taken on large scale project failures of other contractors and turned disasters into masterpieces. He always knows what to do, how to do it, on time, to specification and within budget.

It is a pleasure to write this letter about someone who has great work ethic, a passion for commercial spray foam roofing and a desire to leave an industry better than what he found it. His company reputation has withstood the test of time because of his integrity, partnerships with suppliers and his core value to do the right thing.

If you have any further questions, please do not hesitate to contact me using the information on this letterhead.

Sincerely,

Joseph A. Gift
NE Regional Manager
GacoFlex Commercial Coatings



EVEREST SYSTEMS

16601 Central Green Blvd, Ste 100 • Houston, TX 77032 •
800-575-8966

April 28, 2019

John Linnell
Everest Systems Co.
16601 Central Green Blvd
Suite 100
Houston, TX 77032
Mobile: 832-922-2926

Subject: Business Referral – Weathertight Systems Inc. & Steve Barbuto

To whom it may concern:

I am writing this referral on behalf of Weathertight Systems Inc. and Steve Barbuto. I have had the pleasure to work with Steve and his Company for over 20 years while technical manager at Bayer Material Science and then as the owner of Everest Systems LLC. Steve has demonstrated over the past two decades that his quality and workmanship is second to none. Weathertight's continued success is directly related to Steve's commitment to doing it right the first time and his reputation for customer satisfaction.

Everest has strict standards to maintain Qualified Applicator status. Weathertight is unsurpassed in the East Coast Regions for quality commercial spray foam roofing and coating projects. When we need a spray foam job reference for an Architect, a Weathertight roof is at the top of our list. Weathertight demonstrates quality in every step of the sales process. Bids, attention to detail, as well as professionalism on the roof provides them with many repeat clients and referrals.

Steve Barbuto has been in commercial roofing for 40+ years and his expertise and reputation for quality stand above the rest. He always knows what to do, how to do it, on time, to specification and within budget.

If you are looking for a contractor with the highest level of professionalism, look no further.

Please contact me with any questions you may have.

Sincerely,

John Linnell
President, Everest Systems Co.



3907 N. Federal Hwy
 Suite # 220
 Pompano Beach, FL. 33064

Date	Invoice #
4/16/2025	27899

Phone # (888) 5047120 atlanticelev@gmail.com

Fax #	(954) 302-2914
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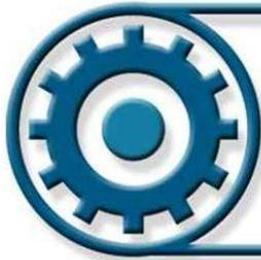
Bill To
Castle Gardens Condo 11 4750 NW 21st St. Lauderhill, FL 33313

Service at
Castle Gardens Condo 11 4750 NW 21st St. Lauderhill, FL 33313

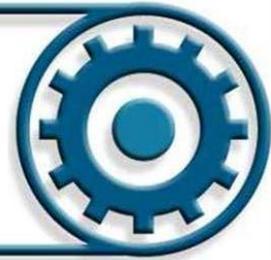
P.O. Number	Terms
	Due on receipt

Quantity	Description	Price Each	Amount
	Yearly elevator service on two elevators from April 2025 thru April 2026(\$280.00 X 12 months = \$3,360.00 - 5% = \$3,192.00)	3,192.00	3,192.00

Make checks payable to Atlantic Coast Elevator Systems & Lifts, Inc.		Payments/Credits	\$0.00
		Balance Due	\$3,192.00
Web Site	www.atlanticelevatorsystems.com	Total	\$3,192.00



ATLANTIC COAST
ELEVATOR SYSTEMS & LIFTS, INC



"Safety And Customer Satisfaction Is Our Priority"

Email : Atlanticelev@gmail.com

**3907 NORTH FEDERAL HIGHWAY
 SUITE 220
 Pompano Beach, FL 33064
 954-636-1193**

Elevator Maintenance Agreement

**Submitted To: Castle Gardens Condo #11
 4750 NW 21st St.
 Lauderhill, FL 33313**

Equipment to be serviced:

Unit Quantity	Manufacturer	Type of Unit	Unit ID/Serial #	# of Stops	Start Date
2	Motion/MOD	Hydraulic	██████████	4	/ /

Atlantic Coast Elevator Systems & Lifts Inc. agrees to maintain your elevator equipment as outlined in this contract. We will provide excellent maintenance that complies with the elevator safety code.

Dependable Maintenance

Atlantic Coast Elevator Systems & Lifts Inc. will perform the following services: Examine the equipment for proper operation, lubricate the equipment for smooth and efficient performance, revamp all signals as required during regular scheduled inspections, repair/replace components worn due to normal wear, and perform governor and safety tests on traction elevators and relief pressure tests on hydraulic elevators once per year.

Our examination, lubrication, and adjustment will cover all component groups and related equipment of your elevator system, including the following:

- Control and landing positioning systems
- Pit area (oil mixed with water must be removed by bldg. owner)
- Controller board relays
- Starter
- Hydraulic valves
- Pump motor
- Hydro pump
- Travel cable
- Push buttons
- Emergency light fixtures
- Key switches
- Signal fixtures
- Machines, drives, motors, governors, sheaves, and ropes
- Power units, pumps, valves, and jacks
- Car and hoist way door operating devices and door protection equipment
- Load weights, car frames, platforms, and counterweights
- Safety mechanisms
- ADA communications
- 24 hour callback service including holidays and weekends

Annual Pressure Tests and Periodic Inspections

We shall test equipment as outlined in the American National Standard Safety Code of Elevators and Escalators (ANSI A17.1) current edition as of the date this contract begins.

In the contract term, if any of the items above need to be replaced will be prorated between the Owner and Atlantic Coast Elevator Systems & Lifts Inc. Refer to “Other Considerations” section for items not covered by this contract. You agree to pay for any costs of the inspector or inspection fees.

In a Timely and Responsive Manner

We will service your elevators regularly. The maintenance service will be performed during normal business hours, Monday through Friday from 8:00 a.m. to 4:30 p.m. (except scheduled holidays). We respond to callbacks during these hours at no extra charge. Callbacks are defined as minor adjustments or repairs. Emergency callbacks outside of our normal business hours will be answered twenty-four (24) hours a day seven (7) days a week (*All after-hour callbacks will be answered at no extra cost to the customer- including weekends and holidays*).

24 hour Service

When a malfunction to your elevator equipment occurs a representative will answer your call quickly and professionally. A technician will respond promptly within twenty-four (24) hours a day. Atlantic Coast Elevator Systems & Lifts Inc. maintains a comprehensive parts inventory to support our field technicians. Replacement parts are normally available as necessary. Most specialized parts are available within 24 hours. All replacement parts used in your elevator will be new or refurbished to meet the quality standards of Atlantic Coast Elevator Systems & Lifts Inc.

Standard of Quality

Our technicians are devoted to the optimal safe and quality performance of each elevator, equipped with the tools and knowledge on how to test, troubleshoot, repair, and operate your elevator system. We utilize the latest in industry methods and technology as well as continually research advancements in the safety code and equipment requirements.

Product Information

You agree to provide Atlantic Coast Elevator Systems & Lifts Inc. with current wiring diagrams that reflect all changes, parts, catalogs, and maintenance instructions for the equipment covered by this contract. You agree to authorize us to produce single copies of any programmable

device(s) used in the equipment for the purpose of archival back up for the software embodied therein. These items will remain your property.

Safety

You agree to instruct or warn passengers in the proper use of the equipment and to keep the equipment under continued surveillance by competent personnel to detect equipment malfunctions between elevator inspections. You agree to report immediately any condition that may indicate the need for correction before the next regular inspection. You agree to shut down the equipment immediately upon manifestation of any irregularities in operation or appearances of the equipment, notify us at once, and keep the equipment shut down until the completion of any repairs. You agree to give us verbal notice immediately and written notice within ten (10) days after any occurrence or accident in or about the elevator. You agree to furnish to us legible copies of all accident reports pertaining to any claimed or actual accident or injury to person(s) or to property occurring in or near the elevator equipment. You agree to provide our technician a safe place in which to work. We reserve the right to discontinue work in the building whenever, in our sole opinion, our technician do not have a safe place in which to work. You agree to provide a suitable machine room including secured doors, waterproofing, lighting, ventilation, and heat to maintain the room at a temperature of 50⁰F minimum to 90⁰F maximum. You also agree to maintain the elevator pit in a dry and clean condition at all times. Should water or other liquids become present, you will contract with others for removal and the proper handling of such liquids.

Other Responsibilities

You agree not to permit others to make alterations, additions, adjustments, repairs, or replace any component or part of the equipment during the term of this contract. You agree to accept our judgment as to the means and methods to be employed for any corrective work under this contract. In the event of the sale, lease, or other transfer of the elevator(s) or equipment described herein, or the premises in which they are located, you agree to see that such successor is made aware of this contract and agrees to be bound by the terms hereof for the balance of the contract. Subject to termination as herein provided, you will be liable for the unpaid balance due for the full term of the contract.

You will not be discharged of your obligations on this contract until you have provided us with a copy of a written transfer of this contract the obligations of which have been accepted by an assignee who is, in our opinion, financially responsible and until we issue to you a written confirmation of your discharge from the obligations of this contract.

In consideration of the performance of the services and the furnishing of the materials as specified at the price stated in this contract it is expressly understood that Atlantic Coast Elevator Systems & Lifts Inc. Inc. assumes no liability for accidents, injuries to persons or damage to property occurring on or near any part of the elevator system which is the subject of this contract regardless of any negligence upon the part of the owner, its employees, directors, agents, subcontractors, or any other person(s) or entity. You and the owner of the elevator equipment do unconditionally agree to discharge and acquit any and all claims, demands, suits, and

proceedings brought against Atlantic Coast Elevator Systems & Lifts Inc. its directors, agents, and employees for losses of any kind, property damage, personal injury, or death that are alleged to have arisen or be connected with the presence of misuse of maintenance, installation, design, operation, or condition of equipment covered by this contract or the associated areas surrounding such equipment, specifically including claims or losses alleged or proved to have arisen from the joint negligence or sole negligence of Atlantic Coast Elevator Systems & Lifts Inc., its directors employees, or agents. Atlantic Coast Elevator Systems & Lifts Inc. costs and attorney fees will be included along with the allegations.

You agree to include Atlantic Coast Elevator Systems & Lifts Inc. as an additional named insured in your bodily injury liability and excess liability insurance policies. Such insurance must insure Atlantic Coast Elevator Systems & Lifts Inc. for those accidents, bodily injury claims, and property damage. You hereby waive the right of subrogation against Atlantic Coast Elevator Systems & Lifts Inc. It is understood that the elevator is owned by the customer, is under the complete control of the owner, and the customer is responsible for its safe operation while in use at all times.

Other Considerations

We do not cover cosmetic, construction, or ancillary components of the elevator system, including the finishing, repairing, or replacement of the cab enclosure, ceiling frames, panels and/or fixtures, hoist way door panels, door frames, sills car flooring, floor covering, lighting fixtures, ceiling light bulbs and tubes, main line power switches, breaker(s), feeders to controller, hydraulic elevator jack outer casing, buried piping, alignment of elevator guide rails, smoke and fire sensors, fire service reports, “ proprietary, discontinued or obsolete control equipment “, communication devices, telephones, security systems not installed by us, batteries for emergency lighting, elevator cab lowering, air conditioners, heaters, ventilation fans, and all other items as set forth and excluded in the contract.

Overdue Invoices

A service charge of 1¹/₂% per month, or the highest legal rate, whichever is less, shall apply to overdue accounts. If you do not pay any sum within sixty (60) days from the billing date, we may choose to do one of the following: 1) suspend all service without notice until all amounts due have been paid in full. Suspension of service will not relieve you of the continuing payment obligations during the suspension period. Tests or repairs occurring or required during the suspension period will be at your cost or 2) declare all sums for the unexpired term of this contract due immediately and terminate this contract. If Atlantic Coast Elevator Systems & Lifts Inc. elects to suspend service; we shall not be responsible for damages or injuries to persons or property from the lack of service

Callback service will be suspended at once anytime this agreement is not kept current and falls into arrearage, suspension of callback service will not relieve you of the full payment obligation.

Other Conditions

With the passage of time, equipment technology and designs will change. We will not be required to make any changes or recommendations in the existing design or function of the unit(s). We shall not be obligated to service, make renewals, or repairs upon the equipment by reason of discontinued or obsolescence, misuse of the equipment, another's negligence, loss of power, electrical fluctuation including brown outs, surges, spikes, blown fuse(s), tripped stop switch(es), theft, vandalism, explosion, fire, power failure, water damage, storm lightning, nuisance calls, acts of civil or military, strikes, lockouts, acts of God, or any other reason or cause beyond our control. In the event any component of the elevator becomes obsolete or outmoded, or is no longer manufactured by the original manufacturer, it shall be your obligation to replace the obsolete or outmoded component at your expense. We will not be obligated to install new attachments or parts upon the equipment as recommended or directed by insurance companies, any governmental agency or authority, or any third party.

Should your system require any of the safety tests on the commencement date of this contract, Atlantic Coast Elevator Systems & Lifts Inc. assumes no responsibility for the operation of the governor or safeties on traction elevator or the hydraulic system on hydraulic elevators under the terms of this contract until the test has been made. We shall not be liable for damage to the building structure resulting from the performance of the safety tests. Should the respective system fail any of the required tests, it shall be your sole responsibility to make necessary repairs and to place the equipment in a condition that will be acceptable for coverage under the terms of this contract.

In the event a third party is retained to enforce, construe, or defend any of the terms and conditions of this contract, or to collect any monies due hereunder, either with or without litigation, the prevailing party shall be entitled to recover all costs and reasonable attorney's fees. You hereby waive trial by jury in any action against us and hereby consent that venue of any proceeding or lawsuit under this contract shall be at our sole discretion. In the event any portion of this contract is deemed invalid or unenforceable by a court of law, public policy, or statute, such finding shall not affect the validity or enforceability of any other portion of this contract.

Our rights under this contract shall be cumulative and our failure to exercise any rights given hereunder shall not forfeit or waive any rights and extension, indulgence, or change by us in the method, mode, or manner of payment. Any of its other rights shall not be construed as a waiver of any of its rights under this contract. In the event of litigation involving the collection of any sum due on this contract the prevailing party shall be entitled to an award of attorney's fees and court costs.

In the event of any work being done on any elevators, whether major repairs, installation, or modernization, Atlantic Coast Elevator Systems & Lifts Inc. reserves the right to submit a proposal on the lowest possible bid agreement.

Customer Initial: _____

At a Reasonable Cost

The price for the services as stated in this contract shall be **\$140.00 (One hundred forty... 00/Dollars)** per elevator; total services to the elevators on the property shall be **\$280.00 (Two hundred eighty...00/Dollars)** a month, payable and due a month in advance. Should you wish to pay the full year up-front, a 5% discount will be applied. Non-payment by you of any monies owing under this agreement shall result in the accrual of interest on the delinquent monies at the maximum rate allowable by law. Time is the most important element.

This contract is effective for one (1) year. Both parties can meet at the end of the contract and determine if they are willing to negotiate new terms.

Notice shall be sent by certified mail, return receipt requested. Unilateral termination of this contract by you will result in substantial and significant loss and damage to Atlantic Coast Elevator Systems & Lifts Inc. Since the extent of any such loss or damage cannot be accurately ascertained with any degree of certainty, both parties in agreement specifically acknowledge and agree that any unauthorized unilateral termination hereof by you shall result in payment of liquidated damages to **Atlantic Coast Elevator Systems & Lifts Inc.** in the amount of twenty-five percent (25%) of the total contract price for the full term hereof.

Upon full execution of this agreement Atlantic Coast Elevators has forty-five (45) business days to conduct a thorough examination of the equipment. If any defects, violations, code issues or repairs are required then Atlantic Coast will submit our proposal to correct them. In the event those items to repair/upgrade/correct are not approved by the owner then those items shall be excluded from coverage under the terms of this agreement.

Elevator Maintenance Agreement Acceptance

“Safety & Customer Satisfaction Is Our Priority”

Your acceptance of this contract and approved by an authorized manager of Atlantic Coast Elevator Systems & Lifts Inc. will constitute exclusively and entirely the agreement for the services herein described. All other prior representations or agreements, whether written or verbal, will be merged herein, and no other changes or additions to this contract will be recognized unless made in writing and properly executed by both parties (in which no agent, employee, or service technician shall have the authority to waive or modify any of the terms of the agreement). Should your acceptance be in the form of a purchase order or other similar document, the provisions of this contract will govern in the event of a conflict. This proposal is hereby accepted in its entirety and shall constitute the entire agreement as contemplated by you and Atlantic Coast Elevator Systems & Lifts Inc.

Atlantic Coast Elevator Systems & lifts Inc.

By: _____

Signature of Atlantic Coast Elevator Representative

Print: Ordie Cornelius

Title: Manager

Date: ___ / ___ / ___

Corporation Non-Profit Corporation LP

LLC Partnership Sole Partnership Other

Property Information:

Castle Gardens Condo #11

4750 NW 21st St.

Lauderhill, FL 33313

Please complete the following information:

By: _____

Print Name: _____

Signature of Authorized Representative: _____

Title: _____

Date: _____

Phone number: _____

Email address: _____

Physical Address

Billing Name

City, State, Zip Code

Billing address



Commercial Insurance Proposal

Castle 11 Condominium, Inc.



Presented on: 12/22/2025

Presented by: Brian Stanton

Foundation Risk Partners Corp
1607 NW 136th Ave Suite B-200
Sunrise, FL 33323
(954) 735-5500

Service Team

Brian Stanton	Location President
Phone	(954)332-1888
Email	Brian.Stanton@acentria.com

Randi Arnold	Commercial Lines Account Manager
Phone	(941) 263-3874
Email	Randi.Arnold@acentria.com

Named Insureds

Insured	Interest
Castle 11 Condominium, Inc.	First Named Insured

Location Schedule

Loc	Bldg.	Address
1	1	4750 NW 22 nd Court, Lauderhill, FL 33313

Property with Wind

Issuing Company	Axis Surplus Insurance Company, AM Best Rating: A (Excellent) \$7,500,000 Part of \$10,000,000 Primary SRU Certain Underwriters at Lloyd's London, Rated A+ (Excellent) \$2,500,000 Par of \$10,000,000 Primary RLI Mt. Hawley Insurance Company, AM Best Rating: A+ (Superior) \$6,495,081 Excess of \$10,000,000
Policy Term	1/01/2026 to 1/01/2027

Coverages

Subject	Amount
Building	\$16,456,556.00
Light Poles	\$26,300.00
Entry Fixtures	\$10,750.00
Outdoor Sign	\$1,475.00
Total Insured Value (TIV)	\$16,495,081.00

Conditions

Description	
Valuation	Replacement Cost
Coinsurance	Waived
Cause of Loss	Special Form subject to policy exclusions, definitions, terms and conditions
Named Storm Deductible	5% of the total value per insured location at the time such physical loss or damage occurs. \$100,000 minimum deductible
Convective Storm Deductible (Other Wind/Hail)	\$100,000 per occurrence
All Other Perils Deductible	\$10,000 Per Occurrence
Ordinance or Law	Coverage A: Included; Coverages B&C Combined Sublimit: \$1,000,000
Minimum Earned Premium	35%

Property with Wind (continued)

Sub-limits:

The sub-limits of insurance set forth below and in any endorsement to this policy are the total applicable sub-limits of insurance in this policy issued to the **named insured** by AXIS. AXIS will not be liable for more than its Proportionate Percentage regardless of the number of **insured locations**, buildings, coverages or perils insured under this Policy. The sub-limits of insurance set forth below and in any endorsement to this policy are subject to and not in addition to the policy limit of insurance. All sub-limits of insurance are per **occurrence** unless otherwise indicated. If the words "No Coverage" are shown, then no coverage is provided for that coverage. When a sub-limit of insurance for a specific type of coverage is shown as "in the aggregate", our maximum limit of liability for that coverage will not exceed such limit during the policy period. When a sub-limit of insurance applies to property, that sub-limit of insurance also applies to any **time element** coverage associated with that property, unless a different sub-limit applies to that time element coverage.

Real Property	Included
Business Personal Property	No Coverage
Personal Property of Others	No Coverage
Accounts Receivable	\$1,000
Debris Removal	25% of direct physical loss subject to a maximum of \$25,000
Fire Department Service Charge	\$1,000
Limited Coverage for Fungus, Wet Rot or Dry Rot	\$10,000 in the Aggregate
Pollutant Clean Up and Removal	\$10,000 in the Aggregate
Property in Transit	\$10,000
Property off Premises	\$10,000
Valuable Papers & Records	\$2,500
Time Element Business Income including Rental Income	No Coverage
Time Element Extra Expense	No Coverage
Extended Business Income	No Coverage
Convective Storm	\$10,000,000
Named Storm	\$10,000,000
New Acquired Property	\$250,000
New Constructed Property	\$250,000
Outdoor Property	\$1,000
Outdoor Signs	\$2,500

Property with Wind (continued)

Forms & Endorsements:

Axis Surplus Insurance Company

Policyholder Notices and Policy Forms		Form Number and Edition Date
Surplus Lines Broker Statement		AXIS 103 0415
Policyholder Disclosure - Notice of Terrorism Insurance Coverage		TRIA OFFER DISCLOSURE 0418
PolicyHolder Notice		AXIS 105 0316
Service of Suit		AXIS 106 0415
Policyholder Notice - Economic And Trade Sanctions		AXIS 906 0316
AXIS Property Form		AXIS 1012401 0525
Signature Page		AXIS 102ASIC 0415
Endorsements		Form Number and Edition Date
1	Minimum Earned Premium Endorsement	AXIS 1011730 0618
2	Schedule of Valuable Papers and Records	AXIS 1012407 0619
3	EXCLUSION OF SPECIFIED COVERED PROPERTY ENDORSEMENT	AXIS 1012423 0322
4	Outdoor Signs Coverage Endorsement	AXIS 1012430 0619
5	Newly Acquired Property Endorsement	AXIS 1012432 0619
6	Newly Constructed Property Endorsement	AXIS 1012433 0619
7	Ordinance or Law Endorsement	AXIS 1012434 0619
8	Outdoor Property Endorsement	AXIS 1012435 0619
9	Roof Surfacing Limited Exclusion Endorsement	AXIS 1012441 0619
10	Roofing Material Valuation Condition Endorsement	AXIS 1012442 0619
11	Convective Storm And Named Storm Deductibles Endorsement	AXIS 1012455 0619
12	Convective Storm And Named Storm Coverage Endorsement	AXIS 1012481 1120
13	Loss Condition Endorsement - Assignment of Benefits Fully Prohibited	AXIS 1013154 0922
14	Coastal Minimum Earned Premium Endorsement	AXIS 1013171 1122
15	Cancellation And Nonrenewal Endorsement - Florida	AXIS 801FL 0620
16	WIND DRIVEN PRECIPITATION COVERAGE ENDORSEMENT	AXIS 1013398 0924
17	WATER DAMAGE COVERAGE LIMITATION ENDORSEMENT	AXIS 1013611 1124

RLI Mt. Hawley Insurance Company

CPR-2344(09/24)	Additional Interest Notification Conditions
CPR-2150(10/01)	Applicable Forms Endorsement
CPR-2310(01/23)	Appraisal
CPR-2269(06/09)	Asbestos Exclusion
CPR-2307(09/18)	Assignment Of Claim Benefits
CPR-2314(07/20)	Communicable Disease Exclusion
CPR-2332(06/23)	Cyber And Data Endorsement
CPR-2002(10/20)	Excess Property Coverage
FRPRC-100(05/16)	Fire Declaration Page
CPR-2326(07/22)	Fully Earned Premium For Actual Total Loss Or Constructive Total Loss
CPR-2311(10/22)	Legal Action Conditions Endorsement
CPR-2126(01/23)	Limitation of Liability Endorsement
CPR-2274(03/21)	Minimum Earned Premium Endorsement
CPR-2276(04/12)	Non-Payment Of Premium
CPR-2281(12/14)	Nuclear, Biological, Chemical, or Radioactive Exclusion
CPR-2308(12/18)	Pre-Existing Damage Exclusion
CPR-2280(10/13)	Priority Of Payments
LMA-3100(09/10)	Sanction Limitation And Exclusion Clause
NMA-1998(04/86)B	Service Of Suit Clause (U.S.A.)
LMA-5096(03/08)	Several Liability Clause
CPR-2230(03/08)	Terrorism Exclusion
CPR-2316(08/20)	Total Pollution Exclusion
CPR-2295(04/20)	Windstorm Or Hail Loss Reporting Limitation Addendum

Windstorm or Hail

Issuing Company Slide Insurance Company, Demotech Rated: A

Policy Term 1/01/2026 to 1/01/2027

Coverages

Subject	Limit	Deductible
Building	\$16,456,556.00	Hurricane Deductible: 5% Calendar Year Other Wind/Hail Deductible: \$5,000
Light Poles	\$26,300.00	Wind Deductible: \$5,000
Entry Fixtures	\$10,750.00	Wind Deductible: \$5,000
Outdoor Sign	\$1,475.00	Wind Deductible: \$1,000
Total Insured Value (TIV)	\$16,495,081.00	

Conditions

Description	
Valuation	Replacement Cost
Coinsurance	Agreed Value
Cause of Loss	Windstorm or Hail only
Ordinance or Law	N/A

Disclaimers / Disclosures

Important: The proposal is a summary of coverages proposed by the insurers, based on the information provided by your company. It does not include all the terms, coverages, exclusions, limitations and conditions of the actual policy language. All insurance policies include cancellation provisions and may be subject to minimum earned premiums. The policies themselves must be read for those details. Policy forms for your reference will be made available upon request.

Insurers presented in this proposal may have agreements in place with Acentria through which compensation, contingent upon such factors as size, growth and/or overall profitability of an entire book of business placed with that insurer, may be derived. This contingent compensation would be in addition to any other compensation received and is not guaranteed. If you would like additional information on this matter, please contact your Acentria agent.

Premium Summary

Coverage	Carrier	Current Premium	Proposed Premium
Property with Wind	Axis Surplus Lines Ins. Co. SRU Certain Underwriters Lloyd's, London RLI Mt. Hawley Insurance Company	\$41,995.00 (Property excluding wind)	\$165,702.00
Wind Only	Slide Insurance Company	N/A	\$120,108.00

Subject to the following: i.e. audit, minimum earned premium, etc.

Proposal Acceptance

I accept this proposal for **Castle 11 Condominium, Inc.**

Signature Title Date

I accept this proposal with the following changes completed for **Castle 11 Condominium, Inc.**

Signature Title Date

Acentria 24/7

EXCEEDING YOUR SERVICE EXPECTATIONS

With access to your information where and when you need it, you can focus on your business rather than your insurance. Mobile-optimized, 24/7 online access to your insurance information from any device results in faster service response, allowing you to provide documents to your clients and vendors quickly, driving business success and growth.

ACCESS DOCUMENTS ANYTIME. ANYWHERE.

It is important for your business to have access to all types of information and receive certificates of insurance (COIs) in a timely manner. You can now access to your insurance information and requested documents instantly online, including:

- ◆ Auto IDs
- ◆ Certificates of Insurance (COIs)
- ◆ An up-to-date list of certificate holders
- ◆ Account contact information
- ◆ Resource documents



OBTAIN CERTIFICATE OF INSURANCE OR AUTOMOBILE ID CARDS

With online access, you can issue and print your own Certificates of Insurance or Auto ID cards. This service is available 24/7 from anywhere with Internet access and is extremely valuable in situations where a last minute COI is required in order to conduct or continue business or if an auto ID card has been lost or misplaced. Both of these documents can be printed, emailed or faxed directly from the online access web page

VIEW CRITICAL POLICY INFORMATION

- ◆ Drivers
- ◆ Vehicles
- ◆ Locations
- ◆ Equipment

ONLINE POLICY CHANGE REQUESTS

Acentria Online allows you to make changes to your insurance information, including requests to add, delete and/or modify coverage. This service is available 24/7, offering a convenient way of communicating to save you time. Of course, you still have the option to email or call your account manager with changes if that is preferred.

PLEASE NOTE: Requests for the addition, deletion, or modification of coverage are not effective until authorized and confirmed by a licensed representative of Acentria. These confirmations will typically be communicated within 24 business hours.

MAINTENANCE AND MANAGEMENT OF CERTIFICATE HOLDERS, LOSS PAYEES AND ADDITIONAL INSURED

Acentria Online enables you to manage all of your certificate holders in one location. You can add, modify and delete holders at any time. In addition, you can easily review certificate holders prior to renewal. Eliminate past certificate holders who do not require a renewal certificate, enabling you and Acentria to distribute certificates only to those companies or individuals who have a current interest in your business or operations.

CUSTOMIZED USER ACCESS

Because each Acentria user is assigned a unique sign-on and password, you can designate one or more individuals in your office to have access to your insurance information. Based on your needs, Acentria Online can be tailored to provide a limited or broad amount of information for your users.

ONLINE CLAIMS REPORTING

When you need to report a claim, it is important to do so while the details are fresh in your mind. While it is our preference that all critical accidents or emergency claims be reported to us by phone, minor first-party property and automobile losses can be reported through the Acentria Online webpage. This service allows you to report a claim that happens after hours and on weekends while the details are fresh in your mind.

Contact us today to learn how to get started using our online service options.



SERVICE PROPOSAL

This estimate is valid through Saturday, October 3, 2026.

Customer Details

PRIMARY CONTACT

CGB Apartments Building 11
 4750 NW 22nd Ct
 Lauderhill, FL 33313
 (954) 579-1362

BILLING CONTACT

Rafal Owner
 (954) 579-1362

SERVICE ADDRESS

4750 NW 22nd Ct
 Lauderhill, FL 33313

Service Details

SERVICE NAME

General Pest & Lawn Monthly - CGB
 Apartments Building 11

LENGTH OF SERVICE AGREEMENT

12 treatments

COVERED PESTS

American Roaches, Ants, Black Widow Spiders, Brown Banded Roaches, Brown Recluse Spiders, Carpenter Ants, Carpenter Bees, Carpet Beetles, Centipedes, Crickets, Fire Ants, German Roaches, Millipedes, Roaches, Silverfish, Spiders

Service Instructions

INITIAL INSTRUCTIONS

General Pest control service Service for all Units. Common areas to be treated are office, lobby, events room, laundry room, halls, pool, dumpster & trash shoots and interior perimeter of all units. Services provided on these dates will be: Spray the interior perimeter of all units, spot treatment in strategic areas like kitchen & bathrooms, delta dust if needed in strategic outlets kitchen area). Spray the exterior perimeter and cobweb removal. starting Jan 2026 \$225 monthly/ \$2,700 annually if paid annually there's a 5% discount, \$2,565

REGULAR INSTRUCTIONS

None

Service Schedule

ESTIMATED SERVICE START DATE

Thursday, January 1, 2026

REGULAR SERVICE SCHEDULE

Monthly

Projected Schedule

Jan 2026 \$2,565.00 First Appt	Feb 2026 \$0.00 1 Appt(s)	Mar 2026 \$0.00 1 Appt(s)	Apr 2026 \$0.00 1 Appt(s)	May 2026 \$0.00 1 Appt(s)	Jun 2026 \$0.00 1 Appt(s)
Jul 2026 \$0.00 1 Appt(s)	Aug 2026 \$0.00 1 Appt(s)	Sep 2026 \$0.00 1 Appt(s)	Oct 2026 \$0.00 1 Appt(s)	Nov 2026 \$0.00 1 Appt(s)	Dec 2026 \$0.00 1 Appt(s)

Payment Detail

INITIAL APPOINTMENT

Service Charge	\$2565.00
Tax	\$0.00
Total	\$2565.00

REGULAR APPOINTMENT

Service Charge	\$0.00
Tax	\$0.00
Total	\$0.00

Additional Information

MONEY BACK GUARANTEE and FREE RE-SERVICES

If, at any time in between regularly scheduled treatments, you are not completely satisfied with your results, Company will return to treat the troubled area at no extra charge. If the problem persists, Company will continue to work to solve it to your satisfaction or Company will refund your last service payment.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. IF THE CUSTOMER CANCELS THE TRANSACTION BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AND SERVICE WAS RENDERED, THE CUSTOMER IS RESPONSIBLE TO PAY THE DISCOUNT RECEIVED ON THE INITIAL SERVICE.

Signature

I accept this estimate and agree to begin service as outlined herein. I have read and agree to be bound by the terms of this Agreement including the Terms and Conditions below.

X Authorized Signature	Dec 23, 2025 Date	Representative
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Terms & Conditions

By signing the above agreement you consent to receive marketing messages for new services and promotions. Opt out and notification preferences can be found in the customer portal.

Exclusions and Limitations

- 1. Term:** This is a twelve-month 12-treatment agreement (one treatment per month for twelve consecutive months), unless otherwise specified in the Length of Service Agreement Section, between the Pest Control Company listed in the Company Information Section of this Agreement the ("Company") and the Customer. After the initial term of this agreement, Company will continue to provide Regular Services according to the Service Schedule until either party cancels this agreement by giving 30 days written notice Company reserves the right to increase the Regular Service Charge after 12 months from the date of this Service Agreement.
- 2. Service:** Company will provide pest control service for twelve months or longer as specified under the terms and conditions of this agreement. This agreement does not guarantee, and Company does not represent, that covered insects will not return to the Property, nor does Company guarantee complete elimination of pests. Following the initial service, the Customer will be given a regular service day, and the Customer agrees to make the premises available for service. If no one is home on the regular service day, Company will service the outside of the home and leave a record of service on Customer's door. Customer agrees to pay the normal charge for this outside service. Company will service the inside of the house at no additional charge if requested by Customer.
- 3. Customer Obligations:** Customer understands that results of service are relative to and dependent upon the cooperation of the Customer as to housekeeping, sanitation, maintenance, and accessibility of areas to be serviced. Customer agrees to cooperate with Company as reasonably necessary to facilitate treatment and control.
- 4. Service Exclusions:** Customer understands that this Agreement does not include the control or prevention of wood infesting organisms such as termites, powder post beetles, wood borers, carpenter ants, carpenter bees, wood wasps, or wood decay fungus. Customer understands that this agreement does not include treatment for any mold or mold-like conditions, which is outside the scope of the intended treatment. Company will treat for wasp nests on Customer's home; however, Customer understands that this agreement does not guarantee for flying insects.
- 5. Payment Detail:** If Customer fails, for any reason, to make any payment within 30 days from the due date, Company, at its option may discontinue its services and start collection proceedings. Upon failure to make such payment, the Customer agrees to pay all costs of collection, including a reasonable attorney's fee. Further, Customer agrees that if any of Customer's payments become delinquent, Company is authorized to electronically debit any account that Customer has used for payment to Company or any account that Company has on record for Customer to make any such delinquent payment(s), according to the authorizations and conditions of Section 9 of this Agreement.
- 6. Waivers:** Customer expressly waives and releases Company from liability for any claim for personal injury (including stings, bites or illnesses) or property damage (to the structure or contents) caused by wood destroying organisms, vole, mice, fire ants, pharaoh ants, spiders, ticks, fleas, wasps, bees or other pests listed on the Agreement. Customer waives any claim for damage or injury unless made in writing within one (1) year of treatment or incident. EXCEPT AS OTHERWISE PROHIBITED BY LAW COMPANY DISCLAIMS AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY FOR INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, PUNITIVE, STIGMA AND/OR LOSS OF ENJOYMENT DAMAGES. THE OBLIGATION OF COMPANY SPECIFICALLY STATED IN THIS AGREEMENT ARE GIVEN IN LIEU OF ANY OTHER OBLIGATION OR RESPONSIBILITY, EXPRESS OR IMPLIED, INCLUDING ANY REPRESENTATION OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
- 7. MANDATORY ARBITRATION:** Company and Customer agree that any claim, dispute or controversy ("Claim") between them or against the other or the employees, agents or assigns of the other, and any Claim arising from or relating to this agreement or the relationships which result from this agreement, including but not limited to any tort or statutory Claim, shall be resolved by neutral binding arbitration by the American Arbitration Association ("AAA"), under the rules of AAA in effect at the time the Claim is filed ("AAA rules"). Any arbitration hearing at which the parties appear personally will take place at a location within the United States federal judicial district in which Customer resides. AAA Rules and forms may be obtained and all claims shall be filed at any AAA office, www.adr.org or by calling 1-800-778-7879. Each party shall be responsible for paying its own attorneys' fees, costs and expenses; the arbitration fees and arbitrator compensation shall be payable as provided in the AAA Rules. However, for a Claim of \$15,000 or less brought by Customer in his/her/its individual capacity, if Customer so requests in writing, Company will pay Customer's arbitration fees and arbitrator compensation due to the AAA for such Claim to the extent they exceed any filing fees that the Customer would pay to a court with jurisdiction over the Claim. The arbitrator's power to conduct any arbitration proceeding under this arbitration agreement shall be limited as follows; any arbitration proceeding under this agreement will not be consolidated or joined with any arbitration proceeding under any other agreement, or involving any other property or premises, and will not proceed as a class action or private attorney general action. The foregoing prohibition on consolidated, class action and private attorney general arbitrations is an essential and integral part of this arbitration clause and is not severable from the remainder of the clause. The decision of the arbitrator shall be a final and binding resolution of the Claim. This arbitration agreement is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act, 9 U.S.C. Sections 1-16. Judgment upon the award may be entered in any court having jurisdiction. Neither party shall sue the other party with respect to any matter in dispute between the parties other than for enforcement of this arbitration agreement or of the arbitrator's award. **THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND TO HAVE A JUDGE OR JURY DECIDE THEIR CASE, BUT THEY CHOOSE TO HAVE ANY DISPUTES DECIDED THROUGH ARBITRATION.**
- 8. Chemical Information Warning:** Virtually all pesticides have some odor which may be present for a period of time after application. If you or any member of your household believes you have sensitivity to chemical odor or chemicals, Company recommends that you not have an initial or subsequent service performed at your premises until you have consulted with your family physician. At your request, Company will provide information about the chemicals to be used in treating the premises.
- 9. Automatic Payments:** With Company's Automatic Check and Automatic Card Options, following Customer's Initial Service or Regular Services the Customer's credit card, checking account, or bank check card (displaying the Visa or MasterCard logo) will be automatically charged. If Customer has selected a monthly automatic option, after the Customer has paid for the first 2 services, the Regular Service Charge will be divided into monthly amounts and the prorated amount will be billed on the first day of each month, starting the month after the second treatment. In the Payment section of this Agreement, if either the Automatic Check Option or the Automatic Card Option has been selected, Customer authorizes Company to initiate debit entries against Customer's credit card, checking account or bank check card account listed herein for the regularly scheduled services performed as listed in this Agreement and according to the terms and conditions of this agreement. Customer authorizes the credit card, the checking account or the bank check card company to accept any debit entries initiated by Company to be debited from the Customer's account. Further, Customer authorizes the credit card, the checking account or the bank check card company listed in this Agreement to tender payment to COMPANY for services rendered, when it is charged, and to post the payment to Customer's account. Customer has the right to cancel this automatic payment authorization by submitting to Company written notice 30 days in advance of the intended termination of this authorization. This authorization will remain in effect until Company has received that written notification of termination. It is the Customer's responsibility to copy or notify the credit card, the checking account or bank check card company if this authorization is cancelled. Cancellation of the automatic payment authorization does not cancel this Pest Control Service Agreement or the Customer's responsibilities there under.
- 10. Assignment:** This Agreement may not be assigned in whole or in part by Customer. Customer agrees that Company may assign or subcontract all or any portion of this Agreement, as well as the Automatic Payment Agreement in Section 9 of this Agreement, without notice to Customer and any such assignee or subcontractor shall be entitled to the rights, benefits, privileges and protection afforded to Company under the terms of this Agreement.
- 11. Entire Agreement:** Customer acknowledges that the only terms and conditions of this agreement are those stated within this document and that there are no other terms, written or oral, or provisions which apply other than those printed herein. If any provisions or portions thereof, of this Agreement is found to be invalid or unenforceable, it shall not affect the validity or enforceability of any other part of this Agreement.