

Property Maintenance Agreement

This agreement is between: **Service Provider:** JETS Services

Client Name: The Courtyards at Golden Gateway

Service Address: 1640 N. Rosemary Ave. Sioux Falls, SD 57110 and finished homes throughout the development.

1. Scope of Service

For a flat monthly fee, the Service Provider agrees to perform the following maintenance tasks as needed based on seasonal requirements:

- **Lawn Care:** Mowing of all turf areas, string trimming (weed whacking) around edges/obstacles, and blowing clippings off hard surfaces (driveways/sidewalks).
- **Landscape Maintenance:** Weeding of established flower beds.
- **Snow Removal:** Clearing of snow from primary driveways and walkways. *Note: Service is typically triggered after the snow event has ended.*

2. Service Schedule

- **Spring/Summer:** Lawn care, weeding, and trimming will be performed on a weekly or bi-weekly basis as growth dictates.
- **Winter:** Snow removal will be performed as weather events occur.

3. Payment Terms & Inflation Adjustment

- **Base Monthly Rate:** \$110.00 per month per property.
- **Due Date:** Payment is due each month.
- **Payment Method:** Check.
- **Annual Adjustment:** On the anniversary of the contract start date (April 1st of each subsequent year), the Monthly Rate shall increase by a percentage equal to the **national average inflation rate** (Consumer Price Index - CPI-U) as reported by the U.S. Bureau of Labor Statistics for the preceding 12-month period.

4. Term of Agreement

- **Effective Date:** This agreement is effective as of **April 1, 2026**.
- **Contract Duration:** This is a fixed-term agreement for a period of **three (3) years**, ending on **March 31, 2029**.

5. Liability

The Service Provider will perform all tasks in a professional manner. The Service Provider is not responsible for damage to items left in the yard (toys, hoses, etc.) or for slip-and-fall accidents occurring on the property.

Signatures:

Provider: _____ **Date:** _____

Client: _____ **Date:** _____