

Property Service Agreement

OSO Clean — Carpet Cleaning & Air Reset · Olathe, KS · (913) 444-9667 · osocarpetcleaning.com

This agreement is between **OSO Clean** ("OSO") and _____ ("Manager") for the property/properties: _____, effective _____.

1. Service terms

- **Vacant-unit access.** Turns require nobody on site — lockbox or office key access, evenings and weekends included (Mon–Fri 3pm–10pm, Sat 8am–5pm, Sun 12pm–5pm).
- **Scheduled turnaround.** 48-hour turnaround on scheduled turns from access confirmation.
- **Documentation.** Time-stamped before-and-after photos on every unit, delivered with the invoice.
- **Bilingual on site.** English and Spanish, owner-level, on every job.
- **Insurance.** Certificate of insurance provided on request.

2. Pricing — flat per-unit rates, locked for the term

Unit type	Flat rate	Unit type	Flat rate
1 BR	\$ _____	3 BR	\$ _____
2 BR	\$ _____	Stairs/other	\$ _____

Rates above are locked for the term of this agreement (12 months from the effective date). Commercial minimum visit applies to non-turn work as quoted.

3. Billing

One consolidated monthly invoice covering all units serviced that month. Terms Net 15. ACH autopay available and preferred. Photos and unit list attached to every invoice.

4. Scope honesty

OSO cleans carpet and upholstery and provides HEPA air scrubbing with particle counts where included. OSO does not replace pad, repair subfloor, clean HVAC ducts, or perform restoration; conditions requiring that work are declined in writing with a referral.

5. Term

12 months from the effective date, renewing by mutual agreement. Either party may end with 30 days written notice; completed work is billed at agreement rates through the end date.

OSO Clean

Signature: _____

Name: _____

Date: _____

Partner

Signature: _____

Name: _____

Date: _____

This template is provided for discussion and is not legal advice. Both parties should review it (and involve their own counsel if desired) before signing. Program terms may be updated for future agreements; a signed agreement keeps its stated terms for its term.