

Home Watch Service Contract  
Current Concierge, LLC.  
Toll Free: (888) 801-6911  
Fax: 866-258-6694  
[info@currentconcierge.com](mailto:info@currentconcierge.com)

Please complete all relevant highlighted areas and fax or email back to us. Current Concierge, LLC will be referred to as "CC" in this section.

I, [REDACTED] hereinafter, "Client", hereby engage the services of Current Concierge LLC to provide the services, which are indicated by marking and/or placing my initialing on the attached Standard Service Package and Client Schedule of Additional Services. The services are to be provided for the property located at:

and the parties agree as follows:

1. By signing below, Client authorizes Current Concierge LLC and its representatives to enter premises listed above for the purpose of providing the services Client has requested as reflected on the attached Standard Service Package and Client Schedule of Additional Services. Client agrees to execute any documentation to accomplish this provision as may be required by Client's property owners association or subdivision.
2. Current Concierge, LLC agrees to provide the requested services as indicated in writing on the attached Standard Service Package and Client Schedule of Additional Services in a timely and professional manner. The dates or time periods for the services and the fees for the requested services will be as are reflected on the attached Standard Service Package and Client Schedule of Additional Services. Invoices will be mailed on or before the first of each month and are due upon receipt unless services are pre-paid.
3. If, during the course of providing services, Current Concierge, LLC discovers or is notified in writing that any item, mechanical system or device (Air Conditioning, Plumbing, Electrical, Pool or Sprinkler System), structural component (roof, floor, walls, doors, windows) or personal property is in need of repair, Current Concierge, LLC will first notify Client in writing, if e-mail address or facsimile number address has been provided, otherwise by telephone. If an emergency or suspicious situation exists which, at Current Concierge's sole discretion, places Client's subject property in immediate risk of further damage, Current Concierge is authorized to immediately engage services for the repairs necessary to protect Client's property. Client agrees to pay for and hold Current Concierge harmless from the costs of repairs authorized by this provision and the liability of any contractors or repairmen so engaged. Current Concierge will engage only licensed and insured contractors or repairmen. Note: If storm preparation services are requested, Current Concierge will be exempt from responsibility if an official evacuation or has been issued prior to storm services being provided.
4. This agreement may be modified only in writing, executed by both parties. The modification in the fee schedule will be effective upon the initiation of providing the modified services.
5. Either party to this agreement may terminate this agreement prior to expiration by providing the other party with written notice 14 days in advance of termination date. Current Concierge will receive payment for all services provide up to termination.

6. Owner must in advance notify, Current Concierge in writing when property will be occupied. If Current Concierge arrives at property and cannot complete inspection due to occupants, Current Concierge will charge owner a \$25 trip charge.

7. Client acknowledges the following:

CC is not a security company and does not provide security services for the property. CC will not be held liable due to theft, burglary, or fire that occurs to the property during the term of this contract. CC is not a licensed contractor and will not perform any work of any type on the property. CC is not responsible for damages to any vehicle that is subject to the terms of this agreement. CC is not responsible for injury to any person on the property and client agrees to indemnity and hold harmless CC from any and all claims for injury. CC shall not be responsible for any house alarm failure that may occur during the term of this agreement.

8. In the event any claims and/or disputes shall arise from this agreement, the law of the State of Florida shall be binding on the parties. Client hereby consents to venue of any legal proceeding to be in Sarasota County, Florida.

Client Statement

I hereby give Current Concierge, LLC permission to enter my property to provide Home Watch Services as more fully described herein. I have supplied Current Concierge, LLC with a key to my property, a garage door opener and a code to deactivate my home alarm system.

Client Signature / Date

\_\_\_\_\_ Date: \_\_\_\_\_

Current Concierge Signature / Date

\_\_\_\_\_ Date: \_\_\_\_\_

Kevin Bonasera, Owner

Services Agreement  
Current Concierge, LLC  
(888) 801-6911  
[info@currentconcierge.com](mailto:info@currentconcierge.com)

Many things can go wrong in a 30 day period in an unattended home.  
We recommend 2- 4 visits per month for your security.

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Alt Phone: \_\_\_\_\_

**STANDARD SERVICE PACKAGE**

**Exterior:**

Verify security of the home by checking all doors, windows, and garage doors  
 Inspect exterior of home wear and tear (stucco cracks, paint problems, visible roof damage)  
 Weather damage -water leaks, wind, etc.)  
 Look for visible pests and insect infestation  
 Sprinkler system  
 Lawn and landscaping (maintained per contractor agreement)  
 Pool, spa and equipment (maintained per contractor agreement)  
 Lanai and screen enclosure  
 Mold & mildew - patio, lanai, roof tiles, walls, etc.  
 A/C equipment  
 Outside plumbing  
 Put delivered packages inside  
 Note: If property is a condominium, CC shall not be responsible for any common elements.

**Interior:**

Verify all doors and windows are locked and secured  
 Lighting problems  
 Look for visible pest and insect infestation  
 Rain/water damage to ceilings, walls, floors, skylights, windows etc.  
 Mold & mildew  
 Plumbing - run faucets, flush toilets, run disposal  
 Water heater  
 A/C, humistat and thermostat are working properly (monitoring according to seasons)  
 A/C air handler  
 Take and record temperature and humidity readings in your home  
 Appliance monitoring (refrigerator, dishwasher, washing machine and dryer)  
 Run all taps and faucets, flush toilets  
 Retrieval of mail, newspapers, flyers - Forward if necessary  
 Start automobile - upon client request  
 Water plants - upon clients request

\*We can take photographs and movie clips of your property upon request.

Please place an "X" in appropriate boxes below

Frequency	Single Family & Villas		Condo Unit	
Monthly (1 time)	\$35/month		\$30/month	
Bi-Weekly (2 times)	\$65/month		\$55/month	
Weekly (4 times)	\$100/month		\$85/month	

**Additional Trips Will Be Billed at \$25 per required visit.**

Duration of Agreement: 6 months  12 months  Other

Start Date:

End Date:

Client Signature / Date

\_\_\_\_\_ Date: \_\_\_\_\_

Current Concierge Signature / Date

\_\_\_\_\_ Date: \_\_\_\_\_

Kevin Bonasera, Owner

**We request that homeowners provide us with the following information & take the following actions before leaving their home:**

1. Provide us with list of current Service Providers and what they are expected to do while we are under contract (Lawn, pool, heating/cooling, pest, cleaning, security system)
2. Provide us with the contact information of individuals that are allowed on property and/or have an extra key.
3. Provide us with alarm system instructions & your local alarm contact person.
4. Notify alarm company of your travel plans. Furnish them with names and phones numbers of Current Concierge, LLC.  
Current Concierge, LLC  
Kevin & Therese Bonasera  
Cell (941) 735-0202
5. We recommend setting Air-conditioning between 80-83 degrees & Humidistat at 55-65.
6. Discuss with us recommendations for shutting water off. Indicate location of outside water faucets & washing machine water faucets.
7. Provide us with your garage door keycode \_\_\_\_\_
8. Notify gate house that CC will be entering your home during our contracted dates.
9. See attached for checklist of other suggested actions to take before you leave.

**Below are listed the additional services available from Current Concierge.**

The following additional services will be billed at \$25.00 per hour with a minimum charge of \$25.00. Please place an "X" next to the services you are requesting in and we will send you appropriate paperwork. A check mark indicates your acceptance of the per hour fee.

Grocery shopping	
Meet service providers and/or contractors and oversee their work	

Lawn/Garden Water	
Meet with your guests and provide them access to your home	
Packing/Storage Home Contents	
Errands & Personal Services	
Alarm Contact Person	
Start & idle vehicles	
Pre-Storm Hurricane Shutter Install (if no ladder needed)	
Pet Sitting	
Home Organization De-cluttering	

We have reliable and trusted contractors/vendors that can provide the following services. Please call for rate quote, then fill in price and sign to indicate your acceptance.

Handyman Service	\$
House Cleaning	\$
Carpet Cleaning	\$
Electrical	\$
Pre-Storm Hurricane Shutter Install	\$
Tile / Grout Cleaning	\$
Home Painting	\$
Landscaping	\$
Power Washing	\$
Pool and Spa Maintenance	\$
Boat Detail/Maintenance	\$
Doc Repair	\$
Maid Service	\$
Nanny/Tutor	\$
Boat Maintenance	\$
Boat/Auto Detailing	\$
	\$

1 hour minimum; billing will then be in 15 minute increments. Mileage is included up to 15 miles; \$.45 per mile beyond the 15 miles.

Fees are based on when we begin using our time for service requested. Our home base is south central Sarasota.

We request at least 24 hours notice for all services, however, if same day service, you may incur an additional fee.

Fees listed do not include any merchandise purchased, tolls, parking fees or any goods charged by a third party vendor related to a client request.

Client Signature / Date

\_\_\_\_\_ Date: \_\_\_\_\_

Current Concierge Signature / Date

\_\_\_\_\_ Date: \_\_\_\_\_

Kevin Bonasera, Owner

