



Home Watch Service Agreement

Date: _____

I, _____, hereinafter, "Client", hereby engage the services of **Onyx Management Group, Inc. (OMG)**, to provide the services, which I, as Client, have 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 _____ and the parties agree as follows:

1. By signing below, Client authorizes **OMG** 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. **OMG** 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, **OMG** 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, **OMG** 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 **OMG** sole discretion, places Client's subject property in immediate risk of further damage, Onyx Management Group is authorized as my agent to immediately engage services for the repairs necessary to protect Client's property. Client agrees to pay for and hold **OMG** harmless from the costs of repairs authorized by this provision and the liability of any contractors or repairmen so engaged. **OMG** will engage only licensed and insured contractors or repairmen. **Note:** If storm preparation services are requested, **OMG** will be exempted from responsibility for same 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.

Onyx Management Group, Inc. Address: 940 Pennsylvania Blvd, Suite A, Feasterville, PA 19053
Phone: (215) 953-0363, **Fax:** (215) 953-1065, **Email:** Info@onyxmgt.com

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. OMG will receive payment for all services provide up to termination.

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

Client

Signature/Date

Onyx Management Group, Inc.

Signature/Date

Owner

Signature/Date