



Residential Home Watch Agreement Packet

Service Agreement | Access Authorization | Vendor Authorization | Device Monitoring | Property Profile
Quietly ensuring your home is exactly as you left it.

Client Name(s) _____

Property Address _____

Effective Date _____

This packet is intended for electronic signature and completion before services begin.

Residential Home Watch Services Agreement

This Residential Home Watch Services Agreement (the "Agreement") is entered into between **Gulf Coast Estate Care, LLC**, a Florida limited liability company ("Company"), and the undersigned individual or entity ("Client"). For purposes of this Agreement, "Client" means the legal or registered owner of the Property, or an authorized representative acting on behalf of such owner with full legal authority to bind the owner to this Agreement. By signing below, Client represents and warrants that they are the legal or registered owner of the Property, or have been duly authorized by such owner to enter into this Agreement on their behalf.

This Agreement governs all services provided by Company in connection with the property identified in this packet (the "Property").

1. Scope of Services

Company provides scheduled, non-invasive, visual home watch services while the Property is unoccupied. Services may include structured inspection protocols across interior and exterior areas, observation of readily visible conditions, photographic documentation where appropriate, audio documentation where appropriate, and delivery of digital reports through Company systems.

2. Nature of Services

Client acknowledges that Company provides observational home watch services only. Company is not acting as a licensed contractor, engineer, electrician, plumber, mold assessor, pest control operator, insurance adjuster, security company, or property manager unless expressly agreed in a separate written agreement. Services are not exhaustive and are not a substitute for licensed inspections, maintenance, insurance, or security services. Client specifically acknowledges that home watch services are limited to conditions that are readily visible and observable at the time of each visit, and that Company cannot and does not detect, identify, or report on conditions that are concealed, latent, inaccessible, or not observable by visual inspection, including but not limited to: mold or moisture behind walls, ceilings, or flooring; pest or wildlife infestation inside structural cavities; slab leaks or underground plumbing failures; electrical faults within walls or panels; structural deficiencies; or any condition that develops, worsens, or becomes apparent between scheduled visits. Client initials: _____

3. Service Scheduling

Visits will be conducted according to the selected service plan. Target visit days may be adjusted by up to two (2) business days due to weather, safety, holidays, staffing, traffic, access constraints, or other operational considerations. Regular visits that are rescheduled may occur on weekend days or holidays. Additional visits requested by Client may be billed separately.

4. Client Responsibilities

Client shall maintain active utilities, homeowners insurance providing at minimum an HO-3 (or equivalent all-risk) policy with coverage limits sufficient to cover the full replacement value of the Property and its contents, and no less than \$100,000 in personal liability coverage, safe and lawful access, accurate emergency contact information, and current access credentials. Client shall promptly notify Company of guests, contractors, changed codes, system outages, altered instructions, property damage, internet or Wi-Fi changes, security system changes, or other conditions that may affect services.

5. Reports and Communications

After each visit, Company will provide a digital report describing observed conditions. If Company observes a material issue, Company will make reasonable efforts to notify Client using available contact information. Reports reflect conditions observed at the time of the visit only; conditions may arise, change, or worsen between visits.

6. Emergency Authority

Client authorizes Company to take reasonable, good-faith steps to mitigate imminent risk to the Property when Company determines that prompt action is appropriate. Company will attempt to contact Client first when practical, but may act without prior approval when circumstances reasonably require urgency. Company will document the condition observed and any reasonable actions taken when emergency entry or emergency response is deemed necessary. Client is responsible for all third-party costs, service charges, materials, and vendor fees incurred in connection with such response. For non-emergency vendor coordination or discretionary repairs, Company will seek Client's prior approval before authorizing expenditures exceeding \$500.00 unless Client has separately established a different threshold in writing.

7. Vendor Coordination

At Client request, Company may coordinate vendor access or communicate information to vendors. Unless separately agreed in writing, Company does not hire, supervise, direct, warrant, pay, or control vendors. Client contracts directly with all vendors and remains responsible for vendor selection, cost, performance, workmanship, licensing, insurance, and outcomes.

8. Monitoring Devices

If Client elects optional monitoring devices or related services, such devices and services are subject to the Device Monitoring Addendum. Client acknowledges that monitoring devices depend on Client-supplied power, Client-supplied Wi-Fi internet connectivity, third-party networks, third-party cloud services, battery condition, sensor placement, and device availability.

9. Force Majeure

Company shall not be liable for delay, non-performance, or limited performance caused by events beyond Company's reasonable control, including hurricanes, tropical storms, flooding, lightning, power outages, internet outages, road closures, government orders, civil emergencies, unsafe conditions, vendor delays, unavailable access, network outages, or third-party service failures.

10. Limitation of Liability and Waiver of Consequential Damages

To the maximum extent permitted by law, Company's total cumulative liability for all claims arising out of or relating to this Agreement or the services — including but not limited to claims for property damage, personal injury, economic loss, or failure to perform — shall not exceed one (1) month of service fees paid or payable by Client for the Property. This limitation applies to all forms of liability including contract, tort, negligence, strict liability, and any other legal theory, and shall not be expanded by any claim that the limited remedy fails of its essential purpose. This limitation covers all costs associated with defending any such claim, including reasonable attorney's fees incurred by Company in defending claims that do not result in liability exceeding this cap. Client acknowledges that fees are based on this

allocation of risk and that Company would not provide services without this limitation. IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING WITHOUT LIMITATION LOST RENTAL INCOME, LOST PROFITS, TRAVEL OR RELOCATION COSTS, DIMINUTION IN PROPERTY VALUE, EMOTIONAL DISTRESS, OR ANY OTHER INDIRECT OR DOWNSTREAM LOSS, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE OR WHETHER COMPANY WAS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. This waiver applies to all claims under any legal theory including contract, tort, negligence, and strict liability. ANY CLAIM OR CAUSE OF ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE SERVICES PROVIDED HEREUNDER MUST BE BROUGHT WITHIN ONE (1) YEAR AFTER THE DATE ON WHICH THE CLAIM AROSE, OR SUCH CLAIM SHALL BE PERMANENTLY BARRED, REGARDLESS OF ANY LONGER PERIOD PROVIDED BY APPLICABLE LAW. Client initials: _____

11. Disclaimer of Warranties

Services are provided without any warranty, express or implied. Company does not guarantee prevention of loss, detection of every condition, uninterrupted monitoring, avoidance of damage, performance of third parties, uninterrupted power or internet connectivity, or the security or availability of third-party systems.

12. Indemnification

Client agrees to indemnify, defend, and hold harmless Company and its owners, officers, employees, contractors, and agents from claims, damages, losses, costs, and expenses arising from Property conditions, Client instructions, third-party vendors, guests, tenants, animals, utilities, systems, access credentials, alarm credentials, monitoring devices, internet connectivity, or Client's failure to maintain insurance, utilities, safe access, accurate instructions, or current contact information. Notwithstanding the foregoing, Company agrees to indemnify, defend, and hold harmless Client from claims, damages, losses, costs, and expenses arising directly from Company's own gross negligence or willful misconduct in connection with the performance of services under this Agreement. This mutual indemnification shall not be construed to limit any other limitation of liability set forth in this Agreement.

13. Fees, Payment, and Suspension

Fees are billed according to the selected service plan and any written service order or invoice. Unless otherwise agreed in writing, fees are due and payable in advance on or before the first day of each service period. Invoices not paid within ten (10) days of the due date are subject to a late fee of 1.5% per month (18% per annum) on the outstanding balance. Company may suspend or terminate services for non-payment, unsafe conditions, unavailable access, inaccurate information, or Client breach of this Agreement. Additional or rescheduled visits may be billed separately when applicable.

14. Term and Termination

Unless otherwise agreed, services continue on a month-to-month basis and automatically renew each month unless terminated in accordance with this Agreement. Continued receipt or acceptance of services constitutes Client's consent to automatic renewal for each successive service period. Either party may terminate with fourteen (14) days written notice. Company may terminate immediately for non-payment, unsafe conditions, inability to access the Property, misuse of services, or circumstances that materially increase risk. All fees paid in advance are non-refundable upon termination by Client. If Company terminates for reasons other than Client breach, Company will provide a pro-rata refund of prepaid fees attributable to the unused portion of the current service period following the effective termination date.

15. Governing Law and Venue

This Agreement is governed by the laws of the State of Florida. Venue for disputes shall lie in the state courts located in Collier County, Florida, unless otherwise required by law.

16. Dispute Resolution

In the event of any dispute arising out of or relating to this Agreement, the parties agree to first attempt to resolve the dispute through good-faith negotiation. If the dispute is not resolved within thirty (30) days of written notice by either party, the parties agree to submit the dispute to non-binding mediation before a mutually agreed mediator in Collier County, Florida, prior to initiating any legal proceedings. The costs of mediation shall be shared equally by the parties. If the dispute is not resolved within thirty (30) days following the conclusion of mediation, either party may submit the dispute to binding arbitration administered by the American Arbitration Association (AAA) under its Commercial Arbitration Rules then in effect. The arbitration shall be conducted in Collier County, Florida, before a single arbitrator. The arbitrator's award shall be final and binding and may be entered as a judgment in any court of competent jurisdiction. The costs of arbitration shall be allocated by the arbitrator. WAIVER OF JURY TRIAL: TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, EACH PARTY HEREBY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ANY RIGHT EITHER PARTY MAY HAVE TO A TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR CLAIM OF ANY NATURE ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE SERVICES PROVIDED HEREUNDER. Client acknowledges that this waiver is a material inducement for Company to enter into this Agreement. Client initials: _____

17. Documentation and Media Consent

Client authorizes Company to collect, create, and maintain documentation of the Property and its condition in connection with service delivery. Such documentation may include, without limitation:

- Photographs and visual images
- Audio recordings and voice notes
- AI-generated or manual transcriptions of audio recordings
- Written notes and observations
- Instrument readings and measurements (including, but not limited to, temperature, humidity, moisture, and similar environmental data)
- Inspection reports and related records

(collectively, the "Documentation").

All Documentation is the property of Company and will be used solely for purposes of service delivery, inspection reporting, record-keeping, quality control, and documentation of observed conditions. Notwithstanding the foregoing, Company expressly reserves the right to use Documentation in connection with any legal, regulatory, insurance, or dispute-resolution proceeding in which Company is a party or is otherwise required to participate, including but not limited to litigation, arbitration, mediation, regulatory inquiry, or insurance claim arising from or relating to services provided under this Agreement.

Company may utilize automated systems, including artificial intelligence or machine-assisted tools, to process, analyze, and convert Documentation (including audio recordings into written form), provided such use remains consistent with the purposes described herein.

Documentation will be stored using commercially reasonable safeguards and will be subject to Company's standard privacy, confidentiality, security, and retention practices.

Documentation will not be used for marketing, advertising, or any purpose unrelated to service delivery without Client's prior written consent. Audio documentation authorized under this section is limited to ambient, environmental, and property-condition recordings made in areas of the Property where no reasonable expectation of private conversation exists. Company shall not intentionally record private conversations between individuals at the Property without the express consent of all parties to such conversation, consistent with Florida's Security of Communications Act (§934.03, Fla. Stat.). Client's signature on this Agreement constitutes Client's consent to ambient audio documentation as described herein, but does not authorize recording of conversations involving third parties who have not separately consented.

18. Data Security, Cybersecurity, and Unauthorized Access Risk

Company will use reasonable administrative, technical, and physical safeguards to protect Client information entrusted to Company, including access credentials, alarm information, property information, service records, photos, audio recordings, and transcripts. Client acknowledges that no information system, cloud service, communication system, device, network, or storage system can be guaranteed to be perfectly secure. To the maximum extent permitted by law, Company shall not be liable for unauthorized access, theft, disclosure, misuse, or compromise of Client information, access credentials, or Property information resulting from cyberattack, hacking, ransomware, phishing, malware, compromised third-party systems, network intrusion, credential theft, or other security incident beyond Company's reasonable control, except to the extent caused by Company's gross negligence or willful misconduct. Client agrees to indemnify, defend, and hold harmless Company from claims arising from unauthorized third-party access to the Property or systems using information compromised through such events, except to the extent caused by Company's gross negligence or willful misconduct.

19. Privacy Policy and Information Practices

Company's collection, use, storage, retention, processing, transmission, and limited sharing of Client information is further described in Company's Privacy Policy, currently available at:

<https://www.gulfcoastestatecare.com/Home/Privacy>

In the event of a conflict between this Agreement and the Privacy Policy, this Agreement controls with respect to services provided for the Property, except where applicable law requires otherwise.

Client acknowledges and agrees that Company may collect, create, receive, process, store, and maintain information and service-related records in connection with service delivery, including, without limitation:

- Contact and account information
- Property information and access instructions
- Alarm codes, gate codes, lockbox combinations, key identifiers, and related access credentials
- Inspection notes, observations, reports, and service records
- Photographs, videos, and other visual documentation
- Audio recordings, voice notes, and AI-assisted or automated transcriptions
- Environmental measurements and monitoring-device telemetry, including temperature, humidity, power status, connectivity, and related sensor data
- Communications, notifications, scheduling information, and operational records

(collectively, "Service Information").

Client further acknowledges that Company may utilize secure cloud-based systems, software platforms, applications, artificial intelligence systems, automated transcription systems, storage providers, notification services, monitoring systems, analytics tools, and third-party service providers in connection with operation of Company's website, mobile applications, reporting

systems, scheduling systems, monitoring systems, storage systems, communication systems, inspection systems, and related service-delivery infrastructure.

Company will use commercially reasonable administrative, technical, and physical safeguards designed to protect Service Information; however, Client acknowledges that no electronic system, network, cloud platform, software service, storage provider, monitoring platform, communication system, or transmission method can be guaranteed completely secure or uninterrupted. Except to the extent prohibited by applicable law, Company shall not be liable for unauthorized access, cyberattack, data breach, interception, corruption, loss of data, system outage, service interruption, or other security-related incident arising from circumstances beyond Company's reasonable control. Company will retain Service Information for a period of three (3) years following the termination or expiration of this Agreement, after which Company may delete or destroy such information in accordance with its standard data retention practices. Client may request deletion of personal information at any time following termination of services, subject to any legal hold, regulatory retention requirement, or pending dispute that requires Company to preserve records. In the event Company discovers a confirmed security breach that has compromised Client's personal information, Company will notify Client within a reasonable time in accordance with Florida's Information Protection Act (§501.171, Fla. Stat.) and any other applicable law. Company reserves the right to substitute, modify, replace, or discontinue any third-party platform, cloud service, software application, or monitoring system used in connection with service delivery, provided that any substitution provides materially equivalent functionality. Company will make reasonable efforts to notify Client of any substitution that materially affects service delivery.

20. Confidentiality

Company agrees to hold in strict confidence all information provided by Client in connection with this Agreement, including alarm codes, access credentials, security systems, personal contact information, property details, audio notes, photographic records, and service records (collectively, "Confidential Information"). Company will use Confidential Information solely to perform services under this Agreement and will not disclose it to third parties except as required by law, as necessary to perform authorized services, as described in Company's Privacy Policy, or as otherwise authorized by Client. This obligation survives termination of this Agreement.

21. Attorney's Fees

In the event of any dispute, litigation, arbitration, or other legal or administrative proceeding arising out of or relating to this Agreement or the services provided hereunder, the prevailing party shall be entitled to recover its reasonable attorney's fees, court costs, and all other reasonable costs and expenses of litigation from the non-prevailing party. For purposes of this section, "prevailing party" means the party in whose favor a final judgment or award is rendered, or the party that obtains a voluntary dismissal of claims asserted against it. This provision applies to any proceeding at trial, on appeal, and in any bankruptcy or insolvency proceeding. This obligation survives termination of this Agreement.

22. Electronic Signatures and Counterparts

The parties agree that electronic signatures, including signatures obtained through DocuSign, Adobe Sign, or any other electronic signature platform, shall be valid and binding to the same extent as original wet-ink signatures, and shall be deemed to comply with Florida's Electronic Signature Act (§668.50, Fla. Stat.) and the federal Electronic Signatures in Global and National Commerce Act (E-SIGN). This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Execution and delivery of this Agreement by electronic transmission, including PDF, email, or through an electronic signature platform, shall be fully effective and binding.

23. Agreement Version and Updates

The version of this Agreement signed by Client governs the services unless both parties agree in writing to adopt a newer version. Company may update its standard agreement form from time to time; however, no such update shall apply to Client's existing engagement without Client's written acceptance of the updated version. Company will notify Client in writing if it

proposes to update the governing agreement, and Client's continued acceptance of services following thirty (30) days of such notice, without written objection, shall constitute acceptance of the updated terms.

24. Company Insurance

Company maintains general liability insurance coverage in connection with its business operations. Upon written request, Company will provide Client with a certificate of insurance evidencing current coverage. Client acknowledges that Company's insurance does not cover Client's property, Client's personal belongings, or any loss or damage to the Property itself, and that Client's own homeowners insurance is Client's primary coverage for such losses. Company's insurance coverage is subject to change; Company will make reasonable efforts to maintain coverage appropriate to the nature of its services but does not warrant that any specific coverage level will be maintained throughout the term of this Agreement.

25. Scope Changes

Any change to the scope of services, including requests for additional services, expanded inspection protocols, or tasks not described in Client's selected service plan, must be confirmed in a written service order, email authorization, or other written communication from Client before Company performs such services. Company is not obligated to perform services outside the agreed scope without written authorization. Verbal requests for additional or modified services are acknowledged by Company as a courtesy only and do not create an obligation to perform or a waiver of this requirement. Additional services performed pursuant to written authorization may be billed separately at Company's then-current rates.

26. Assignment and Succession

Company may assign this Agreement, in whole or in part, to any successor entity, acquirer, or affiliate in connection with a sale, merger, reorganization, or transfer of all or substantially all of Company's business or assets, without Client's prior consent, provided that Company gives Client reasonable written notice of such assignment. Client may not assign this Agreement or any rights or obligations hereunder without Company's prior written consent. Client must notify Company in writing at least fourteen (14) days prior to any pending sale, transfer, or conveyance of the Property. Upon transfer of ownership of the Property, this Agreement shall automatically terminate as to the new owner unless the new owner separately executes a new agreement with Company. Client remains responsible for all fees and obligations accrued prior to the effective date of any ownership transfer.

27. Subcontracting

Company may subcontract any portion of the services to qualified, insured home watch professionals or other service providers as needed for operational continuity, coverage during illness, peak scheduling, or other business needs. Company remains responsible for the quality and performance of any subcontracted services to the same extent as if performed directly by Company. Any subcontractor engaged by Company shall be subject to the same confidentiality and access obligations applicable to Company under this Agreement. Company will not subcontract services to any individual or entity that Company has reason to believe lacks adequate qualifications, licensing (where required), or insurance.

28. Non-Disparagement

Neither party shall make, publish, or communicate to any third party any false, misleading, or materially inaccurate statement, review, or representation about the other party or the other party's business, services, employees, or operations. This section does not prohibit either party from making truthful statements, providing honest reviews based on actual experience, or reporting suspected unlawful activity to appropriate authorities. Nothing in this section is intended to prevent Client from exercising any right protected by applicable law, including any right to post truthful consumer reviews.

29. Entire Agreement

This Agreement and its addenda constitute the entire agreement between the parties regarding the services and supersede prior discussions or representations. Changes must be in writing and signed or electronically accepted by the parties. In the event of a conflict between this Agreement and any addendum, the terms of this Agreement shall control unless the addendum expressly states that it supersedes a specific provision of this Agreement. Each addendum governs only the subject matter it expressly addresses and does not otherwise modify the terms of this Agreement.

CLIENT	GULF COAST ESTATE CARE, LLC
Signature: _____	Signature: _____
Name: _____	Name: _____
Date: _____	Title: _____
	Date: _____

Key and Access Authorization

This Key and Access Authorization is part of the Agreement between Gulf Coast Estate Care, LLC ("Company") and Client. It grants Company permission to access the Property for authorized service purposes.

1. Access Permission

Client authorizes Company and its authorized personnel to enter the Property using the keys, lockboxes, smart locks, gate credentials, garage codes, alarm codes, or other access methods provided by Client. Access is authorized for scheduled visits, requested services, report follow-up, vendor coordination approved by Client, and emergency response.

2. Alarm and Security Systems

Client shall provide complete and accurate alarm instructions, including arm/disarm procedures, alarm company name, emergency passcodes, and call-list expectations. Client acknowledges that alarms, cameras, smart locks, and security systems may be operated by third-party systems beyond Company's control. Client is responsible for any false alarm fees, fines, or charges assessed by any governmental authority, municipality, alarm company, or law enforcement agency arising from alarm activations that occur during Company's visits, unless such activation is directly caused by Company's gross negligence or willful misconduct. Client agrees to ensure alarm systems are properly maintained and that Company has been provided current and accurate disarm credentials prior to each visit.

3. Guest, Contractor, and Occupancy Notice

Client shall notify Company at least one (1) business day before any scheduled service if any guest, tenant, family member, contractor, vendor, or other party will be present at the Property or if Company should not enter during a specific period. Failure to provide at least one (1) business day notice may result in a rescheduling fee. If Company encounters unexpected occupancy, an unexpected vendor, an unknown person, or unsafe conditions and Company determines not to enter, Company may notify Client and assess a rescheduling fee.

4. Key Handling and Credentials

Company will use reasonable care in handling keys and access credentials. Client agrees not to provide shared, ambiguous, or expired access methods. Client should update Company promptly when any code, key, lock, or credential changes. Client authorizes Company to make redundant copies of physical keys when Company reasonably determines such copies are appropriate for operational continuity, emergency access, or secure backup access. Any copies made will be stored securely in a controlled-access location, inventoried in Company's records, and Client will be notified in writing within five (5) business days of any copy being made. Upon conclusion of service, all physical keys and copies will be returned to Client in Naples, Florida or destroyed, at Client's discretion, unless otherwise agreed in writing. Upon initial receipt of

physical keys, Company will photograph or log the keys received and Client will acknowledge receipt in writing. In the event any key is lost or stolen while in Company's custody, Company will notify Client immediately upon discovery. Client is responsible for all re-keying, lock replacement, and related costs, except to the extent the loss is directly caused by Company's gross negligence or willful misconduct, in which case Company's liability for such costs shall be subject to the limitation of liability set forth in this Agreement.

5. Emergency Entry

Client authorizes Company to enter the Property without prior notice when Company reasonably believes entry is necessary to observe or mitigate an urgent condition, including water intrusion, alarm activation, HVAC failure, visible damage, power outage, device alert, or other apparent risk. When emergency entry is deemed necessary, Company will document the basis for entry, document observed conditions where practical, and make reasonable efforts to contact Client using available contact information.

6. Acknowledgment

Client acknowledges the inherent risk of granting property access and authorizes Company to use the access methods provided by Client for the purposes described above. Client initials: _____

CLIENT

Signature: _____

Name: _____

Date: _____

Vendor Authorization Addendum

This Vendor Authorization Addendum is part of the Agreement between Gulf Coast Estate Care, LLC ("Company") and Client.

1. Purpose

Client may request that Company assist with practical coordination for third-party vendors, including providing property access, communicating observed conditions, meeting vendors at the Property, or confirming visible completion of work.

2. No Agency or Contractor Relationship

Company is not Client's general contractor, construction manager, project manager, agent, or representative for purposes of binding Client unless a separate written agreement expressly states otherwise. Company does not guarantee vendor pricing, availability, quality, licensing, insurance, timeliness, or workmanship. Any vendor name, referral, suggestion, or contact information provided by Company to Client is provided as a convenience only and does not constitute an endorsement, recommendation, warranty, or guarantee of that vendor's character, qualifications, licensing, insurance, reliability, or performance. Client is solely responsible for independently verifying all vendor credentials and suitability before engaging any vendor.

3. Client Contracts Directly with Vendors

All vendor work is between Client and the vendor. Client is responsible for approving estimates, authorizing work, paying invoices, verifying licenses and insurance, and resolving disputes with vendors. Company will not pay vendor invoices unless a separate written arrangement is made. Client is solely responsible for ensuring timely payment of all vendor invoices and agrees to indemnify, defend, and hold harmless Company from any mechanic's lien, materialman's lien, or other encumbrance filed against the Property by any vendor, contractor, or supplier in connection with work authorized by or on behalf of Client.

4. Access Coordination

If Client authorizes vendor access, Company may provide access at a scheduled time or otherwise coordinate entry. Company may decline access coordination where conditions appear unsafe, instructions are unclear, vendor identity cannot be reasonably verified, or unexpected occupancy or security concerns are present.

5. Observation After Vendor Work

If requested, Company may visually observe the work area after vendor completion and report apparent conditions. Such observation is not a technical inspection, warranty, approval, or acceptance of the work.

6. Vendor Liability

Company is not liable for any vendor act, omission, delay, defect, damage, injury, theft, cost, overcharge, code violation, or failure to perform. Client initials: _____

CLIENT

Signature: _____

Name: _____

Date: _____

Device Monitoring Addendum

This Device Monitoring Addendum applies if Client elects optional monitoring devices or related monitoring services through Gulf Coast Estate Care, LLC ("Company").

1. Service Description

Monitoring devices may be used to observe conditions such as temperature, humidity, power status, water presence, connectivity, or other environmental indicators, depending on the devices selected and installed.

2. Dependencies and Limitations

Monitoring depends on Client-supplied power, Client-supplied Wi-Fi internet connectivity, device power, battery condition, cellular or cloud services where applicable, third-party platforms, sensor placement, and physical conditions at the Property. Any of these dependencies may fail, degrade, be interrupted, or produce delayed or inaccurate data.

3. Alerts and Follow-Up

If an alert or missing-report condition is detected, Company may notify Client and, depending on the service plan and circumstances, recommend or perform an additional visit. Additional visits may be billed separately unless included in Client's selected plan.

4. No Guarantee

Company does not guarantee uninterrupted monitoring, successful alert delivery, detection of all adverse conditions, prevention of damage, or continuous operation of any device, software, network, cloud platform, or third-party system.

5. Client Responsibilities

Client shall maintain power and internet service where required, avoid disabling or relocating devices without notice, and promptly notify Company of router, Wi-Fi, password, service, equipment, electrical, or network changes that may affect monitoring.

6. Device Liability

Company is not responsible for device failure, connectivity loss, data delay, missed alerts, sensor error, cloud service interruption, power interruption, internet outage, or damage arising between visits or during any outage. Client initials: _____

CLIENT

Signature: _____

Name: _____

Date: _____

Property Profile Form

This Property Profile is an operational intake form. Complete all applicable fields and notify Company promptly when information changes. Company may rely on this information when performing services.

1. Property Information

Property Address	[REDACTED]
Community / Building	Approx. Sq. Ft. [REDACTED]
Property Type	<input type="checkbox"/> Single-family <input type="checkbox"/> Condo <input type="checkbox"/> Villa <input type="checkbox"/> Other: [REDACTED]
Service Plan	<input type="checkbox"/> Essential <input type="checkbox"/> Premier <input type="checkbox"/> Executive <input type="checkbox"/> Estate Stewardship
Target Visit Day(s)	[REDACTED]

2. Client and Emergency Contacts

Primary Client	Name [REDACTED] Mobile [REDACTED] Email [REDACTED]
Secondary Client	Name [REDACTED] Mobile [REDACTED] Email [REDACTED]
Emergency Contact	Name [REDACTED] Mobile [REDACTED] Relationship [REDACTED]
Preferred Contact	<input type="checkbox"/> Phone <input type="checkbox"/> Text <input type="checkbox"/> Email <input type="checkbox"/> App
If Unreachable, Contact	[REDACTED]
Notes	[REDACTED]

3. Access and Entry

Entry Method	<input type="checkbox"/> Key w/ Company <input type="checkbox"/> Lockbox <input type="checkbox"/> Smart Lock <input type="checkbox"/> Garage <input type="checkbox"/> Other: [REDACTED]
Lockbox / Key Location	[REDACTED]
Gate / Guard Notes	[REDACTED]
Smart Lock / Garage Notes	[REDACTED]
Special Entry Notes	[REDACTED]
Do Not Enter If	<input type="checkbox"/> Guests present <input type="checkbox"/> Contractor present <input type="checkbox"/> Other: [REDACTED]

4. Alarm and Security

Alarm Company	[REDACTED] Phone [REDACTED]
Monitoring Call List Notes	[REDACTED]
Arm / Disarm Instructions	[REDACTED]
Alarm Code / Passphrase	[REDACTED]
Cameras Present	<input type="checkbox"/> Yes - Locations: [REDACTED] <input type="checkbox"/> No [REDACTED]

5. HVAC and Environmental

Thermostat	<input type="checkbox"/> Standard <input type="checkbox"/> Nest <input type="checkbox"/> Ecobee <input type="checkbox"/> Other _____
Temperature Range	Min _____ Max _____
Humidity Range	Min _____ Max _____
Alert Thresholds	Temp above/below _____ Humidity above _____
HVAC Vendor / Phone	_____

6. Water, Plumbing, and Irrigation

Main Water Shutoff	_____
Water Heater Location	_____
Irrigation Controller	_____
Known Plumbing Issues	_____
Plumbing Vendor / Phone	_____

7. Electrical, Generator, and Internet

Electrical Panel Location	_____
Known Electrical Issues	_____
Generator	<input type="checkbox"/> Yes - Instructions: _____ <input type="checkbox"/> No
Internet Provider	_____
Router Location	_____
Electrical Vendor / Phone	_____

8. Pool, Spa, Lanai, and Exterior

Pool / Spa	<input type="checkbox"/> Pool <input type="checkbox"/> Spa <input type="checkbox"/> Both <input type="checkbox"/> None
Pool Vendor / Phone	_____
Expected Pool Condition	_____
Lanai / Screen Notes	_____
Exterior Areas to Watch	_____
Other Notes	_____

9. Appliances and Specialty Systems

Refrigerator / Freezer	<input type="checkbox"/> On <input type="checkbox"/> Off
Wine Storage Target Temp	
Smart Home System	
Other Specialty System Notes	
Appliance Notes	

11. Special Instructions

High Priority Areas / Known Quirks	
Owner Preferences / Additional Notes	

10. Pets, Wildlife, and Safety

Pets	<input type="checkbox"/> Yes - Details: _____ <input type="checkbox"/> No
Wildlife Concerns	<input type="checkbox"/> Iguanas <input type="checkbox"/> Snakes <input type="checkbox"/> Rodents <input type="checkbox"/> Other: _____
Safety Concerns	

12. Monitoring Devices

Devices Installed	<input type="checkbox"/> Temperature <input type="checkbox"/> Humidity <input type="checkbox"/> Water <input type="checkbox"/> Power <input type="checkbox"/> Camera <input type="checkbox"/> Other
Device Locations	_____
Alert Thresholds	_____
Wi-Fi / Network Notes	_____
Battery / Power Notes	_____

Client confirms that the information provided in this Property Profile is accurate to the best of Client’s knowledge and agrees to notify Company promptly of changes. Company may rely on this information when performing services. Client further acknowledges that the Property Profile represents the known baseline condition of the Property as of the date services commence. Company is not responsible for any pre-existing conditions, defects, damage, or deterioration present at the Property prior to the commencement of services, and any conditions identified during or after initial inspection shall be presumed to have pre-existed services unless Company’s documentation affirmatively establishes otherwise.

CLIENT

Signature: _____

Name: _____

Date: _____