

The following is a list of extra services billed separately:

- Holmes Service Company, LLC normally provides power washing services to the pool deck and pool furniture of each property we service. This service is performed prior to the summer season (usually March or April) and will be added to that month's invoice. The fee for such services at this property location will be as follows:
 - Power washing all cement inside of pool fence plus all pool furniture: \$_____
 - Setting out and wiping down furniture (when not power washing): \$200, plus an hourly rate of \$70 per hour
- Holmes Service Company will stack all the furniture after the pool season: \$150-\$200 will be added to the October or November invoice.
- Additional Cleaning will be the per visit rate in chart, if scheduled in advance
- **COVID-19 disinfecting** cleaning of all common touch points throughout the property: \$90 for the first hour, \$50 for each additional hour thereafter.
- **Any additional** services requested (not listed here) will be \$60-\$70 per hour, minimum of 2 hours, depending on the request. (i.e., placing flyers on resident's doors, placing spigot covers on water spigots, placing ice melt down the sidewalks, admin work, etc.)
- **Removing trash** if city service is not available, \$40-\$50 per occurrence, depending on location and amount of trash bags.
- **If there is vandalism** requiring Holmes Service Company to clean and remove human feces/human waste from property areas not used for such purposes (such as walls, floors, elevators, etc.), or to clean any debris or destruction created intentionally, there will be an additional fee of a minimum of \$145 per hour (min. of 1 hour) or per occurrence. Holmes Service Company reserves the right to make increases for this particular service depending on the extent of damage.
- **Remove/haul away large items** (such as furniture or appliances) left on property: \$125 - \$160 per load
-1-2 items: \$125 per trip / 3-5 items: \$160 per trip
- **Additional power washing services:** such as sidewalks, garage flooring, drains, etc. \$250 for the first hour, \$70 for each additional hour. (min of 2 hours)
- **Any emergency visit/ cleaning** requested by the Manager, will be an additional fee of \$80 per hour. (2 hour minimum)
- **Pool Monitors: Clients and non-Clients:** \$35.00 per hour per monitor – minimum 4 hours
- **To replace all light bulbs, or canned** ceiling light bulbs that will require additional time for use of extra ladders due to the height. will be a rate of \$60-\$70 per hour, minimum of 2 hours.
- **Minimal Maintenance (lite duty):** repairs of various items on site will be \$115 per hour – 1 hour min. (Such as toilet handles, toilet lids, replacing broken light fixtures (not requiring an electrician.) **NON-CLIENTS:** \$130 per hour
- Maintenance estimates are available at \$60 per hour for larger jobs
- **Winterize and De-winterize pool restrooms plumbing:** \$600 per season per \$300 for each trip (up to 1 hour)
- **Light Checks are determined by size of location and the amount of lights**
- **Holiday Pay:** if HOA request services on a federal holiday – 1.5 times ie., if the fee is \$50 – then it would be \$75, \$80 fee would be \$120, etc
- **Event porter pay \$45 per hour** – minimum 4 hours
- **Construction/debris trash clean up:** \$120 for the first hour, \$80 for each additional hour – 2 hour minimum