



2103467

Service Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Map Code: \_\_\_\_\_ Route # \_\_\_\_\_

This property is under termite coverage with: \_\_\_\_\_

**SERVICE AGREEMENT FOR INTEGRATED PEST MANAGEMENT,  
FIRE ANT CONTROL AND MOSQUITO MANAGEMENT**

**9th Fairway at Green Dolphin**  
 Account Name, Last First Middle  
 1700 Golf View Dr.  
 Service Address, Number Street  
 Tarpon Springs FL 34689  
 City State Zip Code  
 727-935-4199  
 Service Phone Home Work  
 Email Address  
 tmichalos@hotmail.com  
 Cell Phone  
 Tenant Person to Contact

**Toucan Property Mgt**  
 Billing Name  
 1301 Golfview Dr.  
 Billing Address, Number Street  
 Tarpon Springs FL 34689  
 City State Zip Code  
 727-935-5007  
 Billing Phone Home Work  
 Email Address  
 Kim@Toucanpm.com  
 Kim Bennett  
 Attention (Property Manager / Commercial Accounts Manager)

**IPM PEST CONTROL:** Services to be rendered for the control of roaches, ants (excluding fire ants, carpenter ants and white-footed ants), silverfish, earwigs, house crickets, scorpions, pill bugs, millipedes, centipedes, mice and other crawling pests (excluding brown recluse, black widow spiders and bed bugs).

Special Instructions: Exterior residual treatments for all 3 buildings for ants and roaches.

Service Frequency:  Quarterly  Other: Every other month

Install and service one rodent bait station per dumpster (3)

**MOSQUITO CONTROL:** Services to be rendered to greatly reduce the population of mosquitoes on your property. Hughes Exterminators (the COMPANY) will treat your property per the schedule below by applying products to mosquito nesting and harborage areas on your property.

Special Instructions: \_\_\_\_\_ Treatment Area: \_\_\_\_\_

Service Frequency:  Monthly  Other: We offer individual inside service to all residents for the special rate of \$50. This will also carry a 30 day guarantee.

**FIRE ANT (Pest Control Service Required):** Services to be rendered to greatly reduce the population of fire ants on your property. The COMPANY will treat your property per the schedule below by applying products to fire ant nesting and harborage areas on your property.

Special Instructions: Service buildings 1700, 1800 and 1900 Treatment Area: Exterior only

Service Frequency:  Quarterly  Other: Service Includes sweeping webs and treating along all exterior halls/door frames.

Graph Attached  Other Instructions: 4 levels per building.

	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
IPM PEST	X		X		X		X		X		X	
MOSG												
FIRE ANT												

**SERVICE SCHEDULE:** Customer agrees to allow scheduled appointments for service. In the event a scheduled appointment can't be met due to unexpected circumstances, the customer acknowledges that exterior treatments may be rendered to prevent a lapse in ongoing pest protection. Initials X

**SERVICE FEES:**

One-time Start Up Fee ..... \$ Waived

IPM Pest Control Service Fee \$ 175 x 6 services . \$ 1050.00

Mosquito Control Service Fees \$     x     services \$ 0

Fire Ant Service Fees \$     x     services \$ 0

Other..... \$ \_\_\_\_\_

Sub Total For Services ..... \$ 1050.00

5% Discount For Year In Advance Payment ..... \$ \_\_\_\_\_

Sub Total Of This Service Agreement ..... \$ 1050.00

Sales Tax (If applicable) \_\_\_\_\_% ..... \$ \_\_\_\_\_

**TOTAL AMOUNT** ..... \$ 1050.00

Amount Due with Agreement ..... \$ 175.00

METHOD OF PAYMENT:  Cash  Check  Credit Card

**COMPANY SERVICE GUARANTEE**

**ACCEPTED IN ALL ITS TERMS AND CONDITIONS** without limitations, it being specifically understood that the COMPANY and the undersigned will be bound only by the terms set forth in this agreement and not by any other representations, oral or otherwise. This agreement is not binding until approved by the Service Center Manager.

Company Info: \_\_\_\_\_ Date: 01 / 14 / 2021

Address: 2141 Main Street Suite R

City: Dunedin

State: FL Zip: 34698

Phone: 727-734-8688

Accepted By: \_\_\_\_\_ Date: 01 / 14 / 2021

Buyer /  Authorized Agent

Richard Harris  
 COMPANY Representative

[Signature]  
 COMPANY Service Center Manager

**SERVICE GUARANTEE  
TERMS AND CONDITIONS OF GUARANTEE**

1. **IF PESTS COME BACK, SO WILL WE!** The COMPANY agrees to provide guaranteed coverage of pests as indicated on the reverse side of this agreement. Additional treatments for pests covered under this agreement will be promptly rendered between regularly scheduled services, when requested by the customer or deemed necessary by the COMPANY.
2. **TRANSFERABLE:** This Service Agreement may be transferred to a new customer or occupant.
3. **PAYMENT SCHEDULE:** Payment is due on the scheduled service date upon completion of service unless otherwise noted on reverse side of this agreement. Customer acknowledges that all billed and/or invoiced services will be paid within thirty (30) days of the date that services are rendered. All billed and/or invoiced services must be indicated on the reverse side of this agreement and approved by the COMPANY'S Service Center Manager, otherwise payment is due when service is rendered.
4. **CANCELLATION POLICY:** Customer acknowledges this is a one year service agreement, however if you are not completely satisfied with your service, you may cancel this agreement at any time by providing the COMPANY with a thirty day written notice.
5. **RENEWABLE SERVICE AGREEMENT:** Upon the completion of the first year of service, this agreement shall continue thereafter at the same service frequency unless written notice is given, by either party, thirty days prior to the anniversary date of this agreement.
6. **ANNUAL PRICE GUARANTEE:** This agreement assures the customer of no price increase on services during the first year of service. After the first twelve months of service, the COMPANY reserves the right to adjust service fees.
7. **CUSTOMER'S OBLIGATION TO NOTIFY THE COMPANY:** Prior to the COMPANY rendering service, Customer agrees to notify the COMPANY of any occupant at the premises to be serviced, who may be an expectant mother, allergic or sensitive to chemicals and/or the arrival of newborn infants.
8. **ARBITRATION:** It is understood and agreed that this is the entire agreement of the parties, and that the COMPANY and the customer are bound only by the terms and conditions of this agreement and not by any other representation, warranty or agreement, oral or otherwise. The Customer and the COMPANY agree that any controversy or claim between them shall be settled by private, binding arbitration or, if agreeable to the parties, mediation, to be followed by arbitration should mediation not result in a settlement of the dispute. The parties shall submit their claim to a private arbitration or mediation provider. Any arbitrator shall have no authority to award any damages other than the actual monetary loss sustained. In no event shall the arbitrator have the authority to award any punitive or exemplary damages, treble or multiplied damages under any law or theory, damages for mental or emotional distress of any kind, or any costs or attorney's fees incurred by the parties.
9. **INSURANCE:** The COMPANY maintains insurance in all states where the COMPANY provides service. Information about this coverage is available from the COMPANY.
10. **PAYMENT:** When a check is provided as payment, the Customer agrees that the COMPANY is authorized to use check information to make a one-time electronic funds transfer from Customer's account or to process the payment as a check transaction. For inquiries, please call 1-877-GO-HUGHES.

**NOTICE OF CANCELLATION**

Date of Transaction: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN 10 BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED.

IF YOU CANCEL YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK.

IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN 20 DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY RETURN OR DISPOSE OF THE GOODS WITHOUT FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM, TO \_\_\_\_\_

NO LATER THAN MIDNIGHT OF \_\_\_\_\_

DATE - Three (3) Days After Date Of Transaction

I HEREBY CANCEL THIS TRANSACTION

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CUSTOMER'S SIGNATURE

CORRESPONDING INFORMATION FOR THIS COMPANY AND DATE OF THIS TRANSACTION ARE LOCATED ON THE REVERSE SIDE OF THIS PAGE.



February 16, 2021

Mr. Richard Harris  
Hughes Exterminators  
2141 Main Street, Suite R  
Dunedin, FL 34698

Re: 9<sup>th</sup> Fairway Condominiums at Green Dolphin Park, Inc.

Dear Mr. Harris:

We are the property management company for the 9<sup>th</sup> Fairway Condominiums at Green Dolphin Park. Enclosed is a Contract for Services signed by 9<sup>th</sup> Fairway Condominiums President Mary Withers, along with a check for the \$175.00 service fee. It is our understanding that your services will commence on March 1, 2021.

Please send all invoices to my attention at [kim@toucanpm.com](mailto:kim@toucanpm.com), and I will see that they are promptly paid. For your information, our mailing address is:

Toucan Property Management  
1301 Golfview Dr.  
Tarpon Springs, FL 34689  
727-935-5007

Also, please forward all contact information for your company to me ([kim@toucanpm.com](mailto:kim@toucanpm.com)) and to Bob Bennett at [bob@toucanpm.com](mailto:bob@toucanpm.com). Thank you so much for your assistance; we look forward to working with you.

Sincerely,

Kim Bennett, LCAM  
Toucan Property Management

Enc.

1301 Golfview Dr. Tarpon Springs, Florida 34689  
Ph: 727-935-5007 [kim@toucanpm.com](mailto:kim@toucanpm.com)

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