

Lawn Maintenance Contract

This is an agreement between ABC Lawn Care Company, hereafter referred to as Contractor, and XYZ Management Company, hereafter referred to as Client, for work located at 1234 Main Street, Anytown, N.C.

Contractor and Client hereby promise and agree to the following:

1. **Mowing** — Contractor will mow all turf areas for XYZ Management Company at the address given above, once a week from March 1 through October 31. The rest of the year Contractor will mow at least once every two weeks, and more often if needed to keep the grass from growing more than 1 ½ inches above the mowing height. Mowing height shall be no less than 3 inches and no higher than 3½ inches, as measured to the mower blade from a flat, paved surface. Clippings can be left on the turf as long as no readily visible clumps remain on the grass surface after mowing. Otherwise, clippings must be collected and disposed of by Contractor.
2. **Edging and Trimming** — All the edges (along sidewalks, driveways, and plant beds and around trees, etc.) shall be edged once every two weeks from March 1 through October 31 and at least once a month the rest of the year. Turf around sprinkler heads shall be trimmed so that grass does not interfere with or intercept the irrigation stream—once every two weeks from March 1 through October 31 and at least once a month the rest of the year.
3. **Fertilizing** — An annual soil test will be performed to determine fertilization and lime requirements and as a basis to adjust annual phosphorus (P) and potassium (K) levels. All turf areas shall be fertilized three times a year within the following dates, September 1 to 15, November 1 to 15, and March 1 to 15. The fertilizer shall be in granular form and have at least 25 percent of the nitrogen (N) in water-insoluble or slow-release form. Contractor shall notify Client when the turf is to be fertilized so that Client will set the irrigation system to water after the fertilizer has been applied.
4. **Aerification and Seeding** — Contractor will aerate in the fall during September and reseed at a rate of 3 pounds per 1,000 square feet immediately afterward, using tall fescue cultivars recommended by NC State University.
5. **Pest Management** — Contractor will apply a preemergence herbicide in the late winter or early spring to control annual weed problems. Contractor will also scout during the late spring and summer for signs of disease and insect problems and will apply appropriate materials to prevent turf damage resulting in more than 10 percent turf loss.
6. **Irrigation System Inspection** — Contractor shall operate and inspect the irrigation system once a month and report immediately to Client any damage, malfunctions, or other problems. Contractor will invoice Client for any necessary repair parts at actual cost.

Contractor agrees to furnish all supervision, labor, materials, supplies, and equipment as necessary to properly perform the work described above. Contractor also agrees to carry liability insurance covering property damage and personal injury, with minimum coverage of \$1,000,000 per accident.

This agreement is for a period of one year, beginning January 1, 20xx, and ending December 31, 20xx.

In consideration, Client agrees to pay Contractor the sum of \$12,000.00 in 12 monthly payments of \$1,000.00 each, the first payment to be made on or before January 1, 20xx, with succeeding payments due on the first day of each month thereafter. Late fees will be assessed after the fifth day of the month at a rate of 1.5% per week with a minimum charge for one week.

In witness whereof, the parties to this Agreement have signed and executed it this 21st day of November, 20xx:

XYZ Management Company

ABC Lawn Care Company

Signature of owner or agent

Signature of owner or agent

Title

Title