

YARD MAINTENANCE SERVICE AGREEMENT

Template for recurring residential or commercial yard maintenance services

PART 1 - COMPANY, CLIENT, AND PROPERTY INFORMATION

Company Name	<hr/> <hr/>	Date	<hr/> / <hr/> / <hr/>
Company Phone	<hr/> <hr/>	Company Email	<hr/> <hr/>
Client Name	<hr/> <hr/>	Client Phone	<hr/> <hr/>
Client Email	<hr/> <hr/>	Billing Address	<hr/> <hr/>
Service Property Address	<hr/> <hr/>	City / State / ZIP	<hr/> <hr/>
Start Date	<hr/> / <hr/> / <hr/>	End Date / Renewal	<hr/> <hr/>
Service Frequency	<input type="checkbox"/> Weekly <input type="checkbox"/> Bi-weekly <input type="checkbox"/> Monthly <input type="checkbox"/> As Needed	Preferred Service Day	<hr/> <hr/>
Payment Terms	<input type="checkbox"/> Due upon receipt <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: <hr/>	Quoted Price	\$ <hr/>

PART 2 - SELECTED SCOPE OF WORK

Instructions: Check "Included" only for the services that are part of the agreement. Leave services blank or check "Not Included" if they are not part of the agreed scope. Add frequency, limits, or special notes in the right column.

A. Mowing / Lawn Service

Regular lawn service for turf areas at the service property.

Service Item / Task	Included	Not Included	Notes / Frequency / Limits
Mow lawn areas	<input type="checkbox"/>	<input type="checkbox"/>	Frequency: <hr/>
Edge along sidewalks, driveways, patios, curbs, and borders	<input type="checkbox"/>	<input type="checkbox"/>	As needed during each mowing visit.
String trim around fences, beds, trees, posts, and hard-to-reach areas	<input type="checkbox"/>	<input type="checkbox"/>	As needed during each mowing visit.
Blow grass clippings from hard surfaces	<input type="checkbox"/>	<input type="checkbox"/>	Driveways, walkways, patios, decks, and entry areas.
Bagging grass clippings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Extra charge Notes: <hr/>

Lawn debris removal / hauling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Extra charge Notes: _____
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B. Flower Beds / Planting Beds

Maintenance for bark, mulch, soil, and planting-bed areas.

Service Item / Task	Included	Not Included	Notes / Frequency / Limits
Rake and clean flower beds	<input type="checkbox"/>	<input type="checkbox"/>	Remove surface debris as part of regular bed maintenance.
Remove weeds by hand	<input type="checkbox"/>	<input type="checkbox"/>	Frequency / limits: _____
Clean planters and remove weeds from planters	<input type="checkbox"/>	<input type="checkbox"/>	For pots / planters only. Frequency / limits: _____
Cultivate / loosen bed surface as needed	<input type="checkbox"/>	<input type="checkbox"/>	Only when appropriate and without damaging plants or roots.
Remove leaves and small debris from beds	<input type="checkbox"/>	<input type="checkbox"/>	Seasonal conditions may require additional cleanup.
Refresh bark or mulch	<input type="checkbox"/>	<input type="checkbox"/>	Materials and labor: <input type="checkbox"/> Included <input type="checkbox"/> Separate estimate
Bed edging / redefining bed lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Separate estimate Notes: _____
Haul away bed debris	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Extra charge Notes: _____

C. Trimming / Pruning

Trimming of shrubs, bushes, ornamental plants, and small trees up to 10 feet tall, unless otherwise noted.

Service Item / Task	Included	Not Included	Notes / Frequency / Limits
Trim shrubs and bushes	<input type="checkbox"/>	<input type="checkbox"/>	Frequency / season: _____
Trim ornamental plants	<input type="checkbox"/>	<input type="checkbox"/>	As appropriate for plant type and season.
Trim small trees up to 10 feet tall	<input type="checkbox"/>	<input type="checkbox"/>	Trees over 10 feet are not included unless approved in writing.
Shape hedges	<input type="checkbox"/>	<input type="checkbox"/>	Height / length limits: _____
Remove trimming debris from service areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Extra charge Notes: _____
Haul away trimming debris	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Extra charge Notes: _____

D. Blowing / Hard Surface Cleanup

Blowing and cleanup of hard surfaces after maintenance visits.

Service Item / Task	Included	Not Included	Notes / Frequency / Limits
Blow driveways	<input type="checkbox"/>	<input type="checkbox"/>	After mowing or maintenance visits.
Blow walkways and sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	After mowing or maintenance visits.
Blow patios and concrete areas	<input type="checkbox"/>	<input type="checkbox"/>	After mowing or maintenance visits.
Blow decks	<input type="checkbox"/>	<input type="checkbox"/>	Only if safe and accessible.
Blow entry areas / porches	<input type="checkbox"/>	<input type="checkbox"/>	As needed during each service visit.
Collect and haul debris from blown areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Extra charge Notes: _____

E. Gravel Areas

Maintenance for gravel, rock, and crushed-stone areas.

Service Item / Task	Included	Not Included	Notes / Frequency / Limits
Keep gravel areas clean of leaves and debris	<input type="checkbox"/>	<input type="checkbox"/>	Frequency / limits: _____
Rake gravel areas	<input type="checkbox"/>	<input type="checkbox"/>	As needed to improve appearance and distribute gravel.
Remove weeds by hand	<input type="checkbox"/>	<input type="checkbox"/>	Frequency / limits: _____
Apply herbicide / weed killer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes, with client approval <input type="checkbox"/> No herbicide
Maintain gravel edges	<input type="checkbox"/>	<input type="checkbox"/>	Light cleanup only unless additional edging is approved.
Add new gravel / top off gravel areas	<input type="checkbox"/>	<input type="checkbox"/>	Materials and labor: <input type="checkbox"/> Included <input type="checkbox"/> Separate estimate
Haul away debris from gravel areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Extra charge Notes: _____

F. Pet Waste Removal

Optional pet waste pickup before or during yard maintenance visits.

Service Item / Task	Included	Not Included	Notes / Frequency / Limits
Pick up pet waste from lawn areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Extra charge Frequency: _____
Pick up pet waste from planting beds or gravel areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Extra charge

			Notes: _____
Dispose of collected pet waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Extra charge Disposal method / limits: _____

G. Optional Seasonal Services

Optional services that may be added to a recurring maintenance plan.

Service Item / Task	Included	Not Included	Notes / Frequency / Limits
Spring cleanup	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Separate estimate
Fall cleanup / leaf removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Separate estimate
Moss control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Separate estimate
Lawn fertilization	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Separate estimate Schedule: _____
Plant / shrub fertilization	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Separate estimate Schedule: _____
Weed and feed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Separate estimate
Winter fertilizer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Separate estimate
Irrigation inspection / adjustment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input type="checkbox"/> Separate estimate

PART 2B - EXCLUSIONS AND SPECIAL NOTES

Unless specifically selected above or approved in writing, this agreement does not include: tree work over 10 feet, tree removal, stump grinding, pressure washing, gutter cleaning, irrigation repair, drainage work, planting, soil amendment, sod installation, overseeding, bark/mulch installation, gravel installation, pet waste removal, household trash removal, disposal fees, pest control, or hazardous material cleanup.

Special Notes / Limits	_____ _____ _____ _____	Initials	_____
Gate / Access Code	_____ _____	Pets on Property	<input type="checkbox"/> Yes <input type="checkbox"/> No
Preferred Communication	<input type="checkbox"/> Text <input type="checkbox"/> Email <input type="checkbox"/> Phone	Photos Allowed	<input type="checkbox"/> Yes <input type="checkbox"/> No

PART 3 - GENERAL TERMS AND CONDITIONS

Agreement Term: This agreement begins on the start date listed above and continues until the end date listed above, or until cancelled according to the cancellation section below.

Scheduling: The Contractor will make reasonable efforts to provide services on the scheduled day. Weather, unsafe conditions, equipment issues, traffic, emergencies, or access problems may require rescheduling.

Weather and Seasonal Conditions: Local weather and seasonal conditions may affect service timing and results, including rain, moss growth, wet soil, leaves, wind, drought, freezing temperatures, or limited daylight. Services may be skipped, delayed, or modified when conditions are unsafe or when the work could damage the property.

Property Access: The Client must provide safe access to all service areas, including unlocked gates, clear parking when needed, and secured pets. If the crew cannot access the property, the visit may be charged as scheduled.

Client Responsibilities: The Client is responsible for removing toys, hoses, furniture, pet waste, personal items, vehicles, or obstacles from work areas before each visit. The Contractor is not responsible for damage to items left in service areas.

Irrigation and Lawn Health: The Client is responsible for proper watering unless irrigation service is specifically included in writing. Lawn color, thickness, weeds, moss, and plant health depend on watering, soil, sunlight, drainage, temperature, pests, and prior maintenance.

Herbicide / Weed Control: No herbicide or weed-control product will be applied unless selected in this agreement or approved in writing by the Client. If herbicide is approved, application is subject to weather conditions, product label instructions, and applicable Washington State requirements.

Debris and Disposal: Debris removal is included only when selected in the applicable service section. Dump fees, hauling fees, or disposal fees may be billed separately unless included in the service price.

Trash and Household Garbage: Household trash, garbage bags, furniture, appliances, construction debris, hazardous waste, or non-yard waste are not included in regular maintenance service unless approved in writing as a separate service. The Client may not place extra household trash outside and assume it is included in the maintenance price.

Additional Work: Work not selected in this agreement is considered additional work and may require a separate written estimate or written approval before it begins.

Payment: Payment is due according to the payment terms listed above. Late balances may result in paused service until the account is brought current. Any late fee must be listed in this agreement to apply.

Price Changes: The Contractor may adjust pricing for material increases, fuel increases, labor changes, property condition changes, or expanded scope. The Client should receive written notice before any regular recurring price change takes effect.

Cancellation: Either party may cancel this recurring maintenance agreement by providing written notice at least 30 days before the desired cancellation date, unless a different notice period is written above. Any completed work, scheduled visit charges, approved materials, and outstanding balances remain due.

Temporary Service Pause: If the Client requests a temporary pause, the property may require extra cleanup or catch-up service before regular maintenance resumes. Additional charges may apply if conditions have grown beyond regular maintenance.

Damage Reporting: Any concern or damage claim should be reported in writing within 48 hours of the service visit so it can be reviewed while the condition is recent.

Licenses, Insurance, and Compliance: The Contractor is responsible for maintaining any required business licenses, contractor registration, and insurance applicable to the services provided. This template is intended for Washington State yard maintenance use but should be reviewed for local requirements before use.

No Legal Advice: This template is provided as a general business form and is not legal advice. Each business should have the document reviewed by a qualified professional before using it with customers.

Entire Agreement: This document, including any written attachments or approved estimates, represents the entire agreement between the parties for the selected maintenance services.

PART 4 - SIGNATURES

By signing below, both parties agree to the selected services, pricing, payment terms, and general terms listed in this agreement.

Client Signature _____	Contractor / Company Representative Signature _____
Printed Name _____	Printed Name _____

Date _____	Date _____
Additional Notes _____	Additional Notes _____