

SERVICE AGREEMENT & WORK AUTHORIZATION

This Service Agreement & Work Authorization ("Agreement") is entered into between Corner Meadow Properties LLC ("Company") and the undersigned client ("Client"). This Agreement becomes effective upon Client's approval of a quote, submission of a deposit or payment, authorization of work, or allowing work to begin.

1. Services

The Company provides home repair, maintenance, fixture updates, rental make-ready services, and remodeling. The specific scope, materials, pricing, and timeline are detailed in the Quote or Work Order. The Company is not responsible for concealed or undisclosed conditions that require additional work or cost.

2. Pricing & Payment

IMPORTANT NOTICE: Submitting any payment constitutes acceptance of this Agreement. Quotes are estimates only. A 40% deposit is required to begin work; balances are due upon completion. Late payments accrue interest at 1.5% per month. Client agrees to pay all collection costs including attorney fees. The Company may suspend work for nonpayment.

3. Timeline & Delays

Dates are estimates only. Delays caused by weather, supply issues, permits, labor shortages, or events beyond the Company's control do not create liability.

4. Warranties

The Company provides a one-year workmanship warranty excluding wear, misuse, modifications, or pre-existing conditions. Materials are covered only by manufacturer warranties. All other warranties are disclaimed to the maximum extent allowed by law.

5. Client Responsibilities

Client shall provide safe access, disclose hazards, allow reasonable work hours, approve selections promptly, and remit payments when due. The Company may stop work for unsafe conditions.

5A. Tenant-Occupied Properties

Client warrants authority to approve work. Tenants may not request changes. Client is responsible for tenant access and delays. Client agrees to indemnify Company from tenant-related claims.

6. Liability & Insurance

Company maintains Oklahoma-required insurance. Total liability is limited to amounts paid for the job. No liability for consequential damages.

7. Indemnification

Client agrees to indemnify and hold harmless the Company from claims arising from Client actions, undisclosed conditions, or breaches of this Agreement.

8. Termination

Deposits are non-refundable once work begins or materials are ordered. Client must pay for all work performed prior to termination.

9. Mechanic's Lien Rights

The Company reserves all lien and collection rights under Oklahoma law.

10. Governing Law

This Agreement is governed by Oklahoma law. Venue lies in Tulsa County, Oklahoma.

11. Acceptance & Authorization

Approval via Jobber, deposit submission, electronic payment, authorization of work, or allowing work to begin constitutes full acceptance of this Agreement.

12. Entire Agreement

This document and associated Quotes or Work Orders constitute the entire agreement. Amendments must be in writing.

Client Acceptance

Signature (optional): _____ Date: _____

Company Representative

Signature: _____ Date: _____