

**Monson Lawn & Landscaping**  
**PO BOX 16278**  
**Saint Paul, MN 55116**  
**651-325-0975**

**Residential Lawn Service Agreement**  
**Description of Lawn Care Packages**

**Monson Lawn & Landscaping offers 3 different lawn care packages. Please read the description of each package below.**

**Standard Mowing Package:** The standard mowing package includes lawn mowing, trimming, and blowing clippings on a weekly or as needed basis for the months of **May through October**. Service is billed as a flat rate, on a monthly basis, May-October. **Bi-weekly service is available for some lawns upon request and includes same as above but on a bi-weekly basis.**

**Green Mowing Package:** The green mowing package includes one spring clean-up, lawn mowing, trimming and blowing clippings on a weekly or as needed basis for the months of May through October, and one fall clean up at the end of the season. The spring clean-up will be done between April 1<sup>st</sup> and May 15<sup>th</sup> (weather permitting) and the fall clean-up will be done sometime between October 15<sup>th</sup> and November 20<sup>th</sup> (weather permitting.) Service is billed as a flat rate, on a monthly basis, April-October.

**Deluxe Mowing Package:** The deluxe mowing package includes one spring clean-up, dethatching, core aeration, edging once each month or as needed, lawn mowing, trimming and blowing clippings on a weekly or as needed basis for the months of May through October, and one fall clean up at the end of the season. The spring clean-up will be done between April 1<sup>st</sup> and May 15<sup>th</sup> (weather permitting) and the fall clean-up will be done sometime between October 15<sup>th</sup> and November 20<sup>th</sup> (weather permitting.) Service is billed as a flat rate, on a monthly basis, April-October.

**5 Application Fertilization and Weed Control Program**

Each application includes a fertilizer program that is a combination of nitrogen and iron to promote both healthy green turf, and strong root growth. In addition to this fertilization, each application will include the following as outlined below:

**Application 1:** Includes a spring pre-emergent application which targets broadleaf weeds and crabgrass. (April/May)

**Applications 2-4:** These applications include herbicide that target annual, biennial, perennial, broadleaf, and sage weeds. (May-August)

**Application 5:** Includes an herbicide application that targets brush/woody plants along with annual, biennial, perennial, broadleaf, and sage weeds. The goal of this application is to eliminate any unwanted weed or woody plant growth that can take place in the cooler late season, and to promote healthy turf and soil conditions going into the dormant season, setting the turf up for success the following spring. (September/October)

**Description of services:**

**Lawn mowing-** mowing of the lawn area on a weekly or as needed basis, includes trimming (with string trimmer) of edges and obstacles, and blowing clippings from hard packed surfaces

**Spring Clean up:** Clean up and removal of winter debris (leaves, sticks and litter) from the lawn and landscaped areas. Does not include wood piles or existing compost piles. Does not include removal of large fallen branches (over 6 feet in length). To be completed between April 1<sup>st</sup> and May 15<sup>th</sup>, weather permitting.

**Fall Clean up:** Clean up and removal of leaves from the lawn and landscaped areas. To be completed between October 15<sup>th</sup> and November 20<sup>th</sup>, weather permitting. Does not include clearing of existing compost, brush or debris piles. Does not include blowing out of existing wood piles.

**\*Note\*** our clean ups do not include cutting back of perennials. If you'd like this service, please let us know when you sign up. Perennial cut backs are available at our hourly rate of \$75/man hour.

**Dethatching:** use of tine rake attachments on lawn mowers or power blowers to remove layer of dead grass from the lawn.

**Core Aeration:** use of aerator machine to perforate and pull plugs from the soil to aerate the soil.

**Edging:** use of a metal edger to cut a straight edge along the concrete curb lines, driveways and sidewalks. Edging cannot be performed along asphalt or pavers. Edging is done once per month (Deluxe Package only) to maintain a clean cut edge.

**Pet waste policy:** This policy only applies to you if you have a dog(s). A \$10 cleaning fee will be assessed if any dog waste gets on our staff or equipment while mowing your property. This has been a recurring problem we have encountered over the past few years. Once the season begins we will inform you which day we plan on mowing your lawn each week (weather permitting.) We ask that you clean up your dog's mess before we arrive. Areas with excessive pet waste may be mowed around or skipped all together at our discretion.

**Bagging Policy:** In the event that we come mow your lawn and the grass is excessively long and leaving large piles when we mow, we will deem it necessary to bag the clippings and a bagging fee will be charged. This is to benefit the health and appearance of your lawn. The amount of this fee is 10% of your monthly rate. Since we will be mowing on a weekly basis, it is rare that bagging will ever be necessary, we are including this on the contract as a precaution.

**Liability:**

Monson Lawn and Landscaping will not be held liable for any damage that may occur during the mowing process including but not limited to; underground utilities, electric fences, exposed wires, improperly installed irrigation systems (all sprinkler heads should be below ground level). Monson Lawn & Landscaping will also not be liable for injury to persons or pets who choose to remain outside while service on your property is being performed. We kindly ask that all pets and children remain indoors while our crews are servicing your property. Furthermore, we will not be liable for escape of pets in the event a gate is left open. Our crews are trained to close all gates upon leaving the property, however sometimes mistakes happen. Please check all gates after we visit your property before letting your pet out into the yard.

**Contract duration and cancellation:** This contract will automatically renew each season with a 3% increase. A reminder of this will be sent out each March as the new mowing season approaches. If the increase is to exceed 3%, contractor will provide 30 days written notice and customer must accept the increase before service will commence. Customer or contractor may opt out of this contract with 30 days written notice. If customer opts to cancel contract before the end of the season (October 31<sup>st</sup>), a cancellation fee of one (1) month's price will apply. Example, cancellation notice is sent on July 1<sup>st</sup>, service will continue through the end of July, and customer will owe monthly payment through August.

**Payment Terms:** Lawn care will be a flat monthly rate for the months of April (or May)-October, depending on your package. This price is determined by totaling the average number of service visits in one season and dividing it by the number of months. Any extra services provided that are not listed under the package you choose will be billed separately. Sales tax will be applied to your monthly service rate. No discount or refund will be given if a week of service is skipped due to weather conditions or lack of growth. Likewise, no extra fee will be charged during the growing season when double mowing may be necessary, or during the months when we mow five times. **Payment is due by the 15<sup>th</sup> of each month.** Invoices will be sent via email on the 1<sup>st</sup> of each month as a reminder. A 5-day grace period will be allowed for late payments. After the 5-day grace period has expired, a late fee of 5% will be applied to your account. The late fee will accrue monthly until your balance is paid in full. For accounts exceeding 15 days past due, contractor reserves the right to cease service until your account is paid in full.

\*If you prefer your invoice to be mailed, please be sure to let us know.

Please set up automatic payments with your bank so we receive payment by the 15<sup>th</sup> each month.

**FUEL SURCHARGE:** Contractor reserves the right to charge a 3% surcharge per month, should the average fuel price for the prior month exceed \$3.00 per gallon. Fuel includes Diesel fuel and Gasoline.

By signing this document you are acknowledging you have read and agree to all the terms and conditions.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_