

SERVICE AGREEMENT

Bransford Enterprises LLC, a Florida limited liability company (the "Contractor").

Principal address: Big Pine Key, Monroe County, Florida Telephone: (954) 556-0648 Email: bransfordent@gmail.com

This Service Agreement (the "Agreement") is entered into as of the Effective Date set forth below by and between the Contractor and the Customer identified below.

Effective Date: _____

Customer: _____

Customer address: _____

Project address (if different):

Customer telephone: _____ **Email:**

1. NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE (3) BUSINESS DAYS FROM THE EFFECTIVE DATE ABOVE.

To cancel, deliver or mail a signed, dated copy of this cancellation notice — or any other written notice of cancellation — to Bransford Enterprises LLC at the address above, or by email to **bransfordent@gmail.com**, not later than midnight of the third (3rd) business day following the Effective Date.

Cancellation deadline: _____

I hereby cancel this transaction.

Date: _____ **Customer signature:**

Required by Fla. Stat. § 501.031 (Home Solicitation Sales Act). Presented to Customer at signing in 10-point boldface type.

2. SCOPE OF WORK

Contractor will perform the following work at the Project address identified above (the "Work"):

Exclusions. The following are expressly NOT included in the Work:

Materials. Materials for the Work are furnished by (check one):

Contractor Customer As listed in Exhibit A

Schedule. Start date: _____ Estimated completion:

Dates are reasonable estimates and remain subject to weather, materials availability, permitting timelines, and other circumstances outside Contractor's reasonable control.

3. LICENSING AND PERMITS

Contractor will perform the Work in compliance with applicable Florida and Monroe County law. Contractor will hold or engage the appropriate licensed or certified trade professional for any portion of the Work that, under Fla. Stat. Chapter 489 or Monroe County building-code requirements, must be performed by a state-certified or state-registered contractor or by a licensed specialty-trade professional (for example, structural alterations to primary load-bearing elements, roofing, or regulated electrical, plumbing, or mechanical work).

Contractor is responsible for pulling any building permit required for the Work described in Section 2 and for scheduling and passing required inspections. Permit fees are billed as described in Section 4 or, if not itemized there, as a direct pass-through at cost.

Customer authorizes Contractor to act as Customer's agent for the limited purpose of applying for permits directly tied to the Work and to sign permit applications on Customer's behalf where Monroe County permitting procedures allow.

If, during the course of the Work, Contractor determines that a portion of the scope falls outside Contractor's licensing or the Monroe County permit already in hand, Contractor will pause that portion and either (a) expand the team or license coverage by written Change Order, or (b) reduce

the scope by written Change Order. Neither party may unilaterally expand the scope beyond what Contractor is authorized to perform.

4. PRICE AND PAYMENT

Total price: \$ _____ USD, inclusive of labor and the materials described in Section 2.

Deposit: \$ _____ due on the Effective Date to reserve the project slot and order materials.

Progress payments (if applicable):

Milestone	Amount
_____	\$ _____
_____	\$ _____

Final payment. Due within **ten (10) days** of Substantial Completion as defined in Section 6.

Late payments. Amounts unpaid after the due date accrue interest at the lesser of 1.5% per month or the maximum rate permitted by Florida law. Customer is responsible for all costs of collection, including reasonable attorney fees and court costs (see Section 11).

Mechanic's lien rights. Contractor retains all rights under Fla. Stat. Chapter 713 to record a claim of lien against the project property for amounts unpaid after Substantial Completion.

5. CHANGES

Any change to the scope, materials, price, or schedule must be in writing and signed by both parties (a "Change Order"). Verbal changes are not binding on either party. Contractor may decline to perform additional work until a signed Change Order is in place.

6. SUBSTANTIAL COMPLETION

"Substantial Completion" means the Work is sufficiently complete that the Customer can use it for its intended purpose, excluding only minor punchlist items. A punchlist, if any, will be attached when Customer signs the Substantial Completion certificate. Contractor will complete punchlist items within thirty (30) days of Substantial Completion.

7. WARRANTY

Contractor warrants workmanship on the Work for **one (1) year** from the date of Substantial Completion. Contractor's sole obligation under this warranty is to repair or re-perform defective workmanship at Contractor's option and expense.

Materials warranties, if any, are provided by the manufacturer and pass through to Customer; Contractor makes no independent warranty on materials.

This workmanship warranty does **not** cover: normal wear and tear; damage from weather events, hurricanes, or flooding; modifications or repairs made by anyone other than Contractor after Substantial Completion; or damage caused by misuse or neglect.

NO OTHER WARRANTIES. To the maximum extent permitted by law, Contractor disclaims all other warranties, express or implied, including the implied warranties of merchantability and fitness for a particular purpose.

8. INSURANCE

Contractor maintains a Commercial General Liability policy, Policy No. **CP00196666**, with limits of **\$1,000,000 per occurrence** and **\$2,000,000 aggregate**. A certificate of insurance naming Customer as a certificate holder is available on request.

9. CUSTOMER RESPONSIBILITIES

Customer will: (a) provide safe and lawful access to the project site during working hours; (b) identify the location of private utilities (irrigation, low-voltage lighting, septic, well lines, etc.) on the project property; (c) secure any HOA approvals or architectural-review consents required for the Work; and (d) keep children and pets clear of the work area.

10. LIMITATION OF LIABILITY

To the maximum extent permitted by Florida law, Contractor's total liability arising out of or relating to this Agreement — whether in contract, tort, or otherwise — is limited to the total price actually paid by Customer under this Agreement. Contractor is not liable for indirect, incidental, consequential, or punitive damages.

Nothing in this Section limits any right Customer has under the Fla. Stat. § 501.031 notice in Section 1.

11. DISPUTES; ATTORNEY FEES; GOVERNING LAW

This Agreement is governed by the laws of the State of Florida. The exclusive venue for any dispute arising under this Agreement is the state or federal courts located in Monroe County, Florida, and each party consents to personal jurisdiction in those courts.

The prevailing party in any action to enforce this Agreement is entitled to recover its reasonable attorney fees and costs from the non-prevailing party.

FDUTPA. Nothing in this Agreement waives any rights a Customer has under the Florida Deceptive and Unfair Trade Practices Act, Fla. Stat. § 501.201 et seq.

12. MISCELLANEOUS

Entire Agreement. This Agreement, together with any signed Change Orders, is the entire agreement between the parties concerning the Work and supersedes any prior oral or written agreements.

No oral modification. This Agreement may be modified only by a writing signed by both parties.

Severability. If any provision is held unenforceable, the remaining provisions remain in full force and effect.

Assignment. Customer may not assign this Agreement without Contractor's prior written consent.

Notices. All written notices must be delivered to the address or email listed for each party at signing.

SIGNATURES

The parties have executed this Agreement as of the Effective Date.

CONTRACTOR — Bransford Enterprises LLC

Signature: _____

Print name: _____

Title: _____

Date: _____

CUSTOMER

Signature: _____

Print name: _____

Date: _____