



◆ PROPOSAL & SERVICE AGREEMENT

Scope, price, and terms — in writing.

A written proposal for the work described inside, and the agreement that governs it. Nothing is included unless it is written in this document.

◆ PREPARED FOR

CLIENT

PROPERTY ADDRESS / UNIT #

DATE / PROPOSAL #

◆ PREPARED BY

HANDYMAN PROFESSIONAL (THE PARTY YOU CONTRACT WITH)

Office — call or text **(941) 207-6969**

Referred by **HANDYS.NOW • LARGE LLC**

Service area **Sarasota • Bradenton • SW Florida**

This document is the entire agreement between the Client and the Professional. Part B states the scope and price. Part C governs the work. HANDYS.NOW is a referral service and is not a party to this agreement.

5.0 ★★★★★ • 12 Google reviews.

Every review on the HANDYS.NOW Google Business Profile, reproduced verbatim. Read them yourself: google.com/maps — search "Handys Handyman Services".

★★★★★

"THE BEST!"

Stephen O'Connell · Local Guide · 1 week ago

★★★★★

"Hung 2 TVs and hid all the wires and actually showed up on time."

Ben Mack · 4 months ago

★★★★★

"Did a great job and got it done quick."

Shane Sebor · Local Guide · 4 months ago

★★★★★

"These guys helped me out bigtime... they charge a fair price and came fast when I needed help with my house. 5 stars for sure."

Seamus Steele · 3 months ago

★★★★★

"Very Handy!"

John Chapman · Local Guide · 4 months ago

★★★★★

"Great experience with this company!"

John Butts · 4 months ago

★★★★★

"Reliable and professional! As a resident of East Siesta Key in Sarasota, Florida, I am thankful they are here."

Rachel Schadt · 4 months ago

★★★★★

"Great handyman service. Top notch team. Best ever."

Fredric Schadt · 4 months ago

★★★★★

"Best handyman I've ever had. Very reliable and gets the job done right."

Jennie Ragone · 7 months ago

★★★★★

"One call does it all! Just call and let 'Handy' know what you need and when you need it. Good, Better, or Best — the job will exceed expectations, fast and fair."

Zelda Schadt · 4 months ago

★★★★★

"Very professional and reasonable in his pricing. I would highly recommend!!"

Angelo Ragone · Local Guide · 7 months ago

★★★★★

"They provided a free quote within 24 hours, and their licensed and insured technicians arrived on time, fully prepared... the quality of work was outstanding."

Steve Schadt · Local Guide · 7 months ago

◆ B1 — SCOPE OF WORK

The project, in writing.

This document — and only this document — defines the scope of the project. If it is not written here, it is not part of the agreement. Anything spoken, anything on the website, and anything heard from a third party is non-binding.

PROJECT SIZE / SCALE

ACCESS, PARKING & OCCUPANCY (OCCUPIED / VACANT / TENANT)

◆ REPAIRS & WORK TO PERFORM

#	ROOM / LOCATION	ITEM & PROBLEM	WORK TO PERFORM	MATERIALS BY
1				
2				
3				
4				
5				
6				
7				

◆ SPECIAL INSTRUCTIONS / SITE NOTES

Everything, itemized.

The estimator writes each item and its description.

ITEM	DESCRIPTION (WRITTEN BY ESTIMATOR)	QTY	RATE	AMOUNT
REPAIR & INSTALL WORK				
LABOR, ACCESS & EQUIPMENT • TRAVEL, RENTAL, SUBLET, SUBCONTRACTORS				
DEBRIS, HAUL-OFF & DISPOSAL • DUMP RUNS, OLD FIXTURES & MATERIALS				

◆ B2 – LINE-ITEM BREAKDOWN, CONTINUED

[illegible]

Only the items written above are included. This proposal is an estimate based on conditions visible at the time of the quote; concealed or changed conditions require a written change order before that work proceeds.

Payment terms.

Unless another arrangement is agreed to in writing, these are the terms.

◆ AMOUNTS

Total

Deposit due (if written)

Balance on completion

Payment in full is due on completion unless a deposit or schedule is written above. Jobs requiring special-order materials or subcontractors may carry a written deposit. Quote valid 30 days.

◆ ACCEPTED PAYMENT

- ✓ Cash
- ✓ Check
- ✓ Credit / debit
- ✓ Bank transfer

Payment may be collected by HANDYS.NOW on the Professional's behalf when that is easier for the Client.

◆ B4 – EXCLUDED & CLIENT RESPONSIBILITIES – READ CAREFULLY

- ✗ **Permits, permit fees & HOA/condo approvals** are the Client's responsibility unless written into this proposal.
- ✗ **Disclose what's hidden before we cut, drill, or dig.** The Client must disclose known pipes, wires, and lines inside walls, floors, and ceilings before anchoring, cutting, or drilling — and for any ground work (fence posts, deck footings, pavers) must call **Sunshine State One Call (811)** and confirm what is buried and where.
- ✗ **Concealed conditions require a written change order.** Rot, mold, water damage, pests, and non-code prior work hidden behind surfaces cannot be seen at quote time. If opening things up reveals them, that work proceeds only by written change order.
- ✗ **Damage to any unmarked, undisclosed, or unknown concealed item is not the responsibility of the Professional or HANDYS.NOW.** The Professional performs the work written in the proposal and cannot know where pipes and wires run unless told — the onus of locating and disclosing them is on the property owner.
- ✗ **Matching existing finishes is not guaranteed.** Aged paint, discontinued tile, sun-faded surfaces, and old texture may not match new material exactly.
- ✗ Anything not written in this proposal is excluded.

◆ PHOTOS

Job photos are attached to this proposal (or provided by Dropbox on request). The Professional photographs the work; see agreement C13.

◆ SPECIAL ADDENDUMS – ANYTHING SPECIFIC TO THIS JOB

Service Agreement.

This agreement, together with the proposal in Part B, is the complete and controlling agreement for the work. It overrides any prior conversation, text, website content, or understanding.

c1 HANDYS.NOW is a referral service — not a party KEY

HANDYS.NOW (Handys Handyman Services • LARGE LLC) is a referral service. It connects clients with independent handyman professionals. All work is performed by the independent Professional — never by HANDYS.NOW. **This agreement is exclusively between the Client and the Professional. HANDYS.NOW is not a party to it.**

As a courtesy, HANDYS.NOW may take calls, schedule, prepare paperwork, and process card payment on the Professional's behalf. None of that makes HANDYS.NOW a contractor, employer, partner, agent, or guarantor of the work. **The Client releases HANDYS.NOW, LARGE LLC, and their owners from any claim arising out of the work or this agreement,** except for HANDYS.NOW's own willful misconduct.

c2 The parties

This agreement is between the independent handyman professional named on the cover and at the signature block (the "Professional") and the **Client** (property owner, or property manager with authority to bind the owner). The Professional is in charge of the work.

c3 Scope of services — writing governs KEY

The scope of services is exactly what is described in the proposal (Part B). **If it is in the proposal, it is part of the scope. If it is not in the proposal, it is specifically not part of the scope.** Every repair, every material, every fixture, and every task must be written. Nothing verbal, nothing from the website, and nothing implied is part of the deal. This document is the overriding, guiding, and controlling agreement.

c4 Subcontractors, equipment & staffing — the Professional's call KEY

How the job is staffed and equipped is the Professional's decision alone. The Professional may bring in subcontractors, additional personnel, rented or sublet equipment, and third-party vendors as the work requires. No Client approval is required or implied. Anyone the Professional brings in works under the Professional and under this agreement and its limits (C14). **HANDYS.NOW does not select, supervise, or employ anyone on the job** and has no responsibility for staffing (C1).

c5 Materials, paints & chemical products — in writing only KEY

All paints, stains, sealants, adhesives, solvents, and cleaning chemicals must be named in the written proposal. **If it is not written in the proposal, it is not part of the job.** The Client is responsible for disclosing pets, allergies, wells, septic systems, and sensitive areas near any work or treatment area.

c6 Matching existing materials & finishes

Repairs are made into existing surfaces. Paint fades, tile lots change, texture ages, and materials get discontinued. **An exact match to aged or discontinued material is not promised** unless written in the proposal. The Professional matches as closely as reasonably possible.

c7 Existing conditions & no ongoing guarantee KEY

Repairs are made to homes that keep aging. Settling, moisture, sun, humidity, and prior work continue after the job is done. The Professional performs the work written in the proposal — but **there can be no ongoing guarantee** against recurrence caused by underlying or pre-existing conditions the written scope did not correct. That must be understood going in.

c8 Concealed conditions & property access KEY

The Client provides safe access and clears furniture, vehicles, and valuables from the work area. **The Client must disclose all known concealed lines before work** — pipes, wires, irrigation, septic, gas, electric, cable, and anything hidden in walls, floors, ceilings, or ground that a cut, drill, anchor, or post hole could hit. **Damage to undisclosed or unmarked concealed items is not the responsibility of the Professional or HANDYS.NOW.**

c9 Permits, HOA & condo rules

Unless written into the proposal, the Client is responsible for required permits and permit fees, HOA or condo-association approvals, building access rules, and any certificate-of-insurance requirements the building imposes.

c10 Scope limits — licensed trades KEY

Handyman work does not include work Florida law reserves for licensed contractors — for example new electrical circuits, gas lines, structural changes, and major plumbing or HVAC work. **Any such work is excluded unless written in the proposal as performed by an appropriately licensed subcontractor.**

c11 Insurance & claims

The work is performed under the Professional's active **Commercial General Liability** policy. A current Certificate of Insurance accompanies this proposal as **Exhibit A** and is verifiable with the carrier listed on it. **Any claim arising from the work is between the Client and the Professional** and runs to that policy. HANDYS.NOW carries no policy for the work and is not a proper party to any claim (C1).

c12 Payment, deposits & change orders

Payment in full is due on completion unless a deposit or schedule is written in Part B. Payment arrangement:

_____. **If payment is not made when due, the Professional may stop work until it is paid.** All scope changes require a **written change order**, which may adjust price and schedule.

c13 Job photography & records

The job is photographed as part of the work — before, during, and after. The photos serve as reference material and documentation for the job and are kept in the Professional's and HANDYS.NOW's records. **The photos are the property of the Professional and HANDYS.NOW.**

c14 Limitation of liability KEY

Except as expressly written here, no warranties or guarantees of any kind are made. Work is performed to a professional standard for the scope written in Part B. **The Professional's total liability is limited to the amount actually paid for the work.** Neither the Professional nor HANDYS.NOW is liable for indirect, incidental, or consequential damages — lost rent, lost use, relocation costs, or diminished value. These limits do not apply to willful misconduct.

c15 Disputes & governing law

This agreement is governed by Florida law, with venue in **Sarasota County, Florida**. The Client and the Professional will attempt good-faith resolution before other remedies. In any action arising from this agreement, the prevailing party recovers reasonable attorney's fees and costs.

◆ SIGNATURES

CLIENT — SIGNATURE / PRINT / DATE

PROFESSIONAL — SIGNATURE / PRINT / DATE

Exhibit A: Professional's Certificate of Liability Insurance. Draft language for review — have a Florida attorney review before use.