



Licensed & Insured
CMC1249636

PREVENTIVE MAINTENANCE

Date: June 11, 2013

Job Name: Preventive Annual Maintenance Agreement Program

Job # 003758

Customer: Affinity Management Services

Phone: 305-325-4243 x 124

Billing Address: 1430 NW 15th Avenue

City: Miami

State: FL

Zip Code: 33130

Service Address: 100 SW 10th Street

City: Miami

State: FL

Zip Code: 33130

Contact Name: Gunther Torriani

Cell: 305-588-4620

E-mail: gt@affinitymanagementservices.com

We are pleased to offer the following proposal as described below in accordance with the terms and conditions described herein:

SCOPE OF WORK: Monthly maintenance for (5) five air conditioning split systems.

According to the options perform every month to each of the five systems an invoice will be submitted with the pricing shown below:

- **Option A:** (per system) \$ 395.00
 - Coil cleaning (removing it)
 - A/C Check up (see a/c check up list below)
 - Drain Line cleaning (as needed)
 - 2 A/C Filters (as needed)
- **Option B:** (per system) \$245.00
 - In-place coil cleaning
 - A/C check up (see a/c check up list below)
 - Drain line cleaning (as needed)
 - (2) Two A/C filters (as needed)
- **Option C:**
 - Free service call with repair (service call, per visit) \$95.00
- **A/C Check up list**
 - Check Air Flow
 - Check Thermostat Operation
 - Check Refrigerant Levels
 - Check & Lubricate Blower Motor (as needed)
 - Check & Replace Drive Belt
 - Check & Lubricate All Moving Parts (as needed)
 - Check Condenser Coil
 - Check Volts and Amps on Compressor
 - Check Volts and Amps on Evaporator
 - Check Volts and Amps on Condenser Fan
 - Check, Clean & Tighten Electrical Connections
 - Check & Clean Condensate Drain Line
 - Check & Clean Drain Pan
 - Check Air Temperature across Evaporator
 - Check Capacitors
 - Check Contactors
 - Check safety Controls Where Applicable
 - Condensate Pans Treated with Algae Tabs
 - Clean or Replace Air Filters
 - Maintain a Service Log for Two Years
 - Monitor, Analyze and Communicate System Performance
 - Service Work Performed by Competent Personnel



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CUSTOMER CARE ADVANTAGES:

- Maintain Efficiency
- Extend Equipment Life
- PRIORITY service
- 30 day warranty on labor
- \$100 off A/C change out

TERMS & CONDITIONS:

- Required repairs will be provided during normal working hours.
- As an Agreement Holder, you will receive PRIORITY ARRIVAL TIMES over call-in customers.
- Repair workmanship has a 30 day warranty on labor.
- Several services will be done as needed, depending on the equipment some services do not apply.
- This agreement shall automatically renew from year to year without the necessity of notice, acceptance, or signature, unless cancelled by either party upon written notice given 30 days prior to the relevant yearly anniversary date.
- Because business conditions may change, **SMC Air Conditioning** reserves the right to increase its prices for any renewal year, but will provide written notice of any such price increase 45 days before the effective date of the increase.
- Any equipment, accessory & service not specifically listed above are excluded from this quote.
- Payment: Net 15 days upon completion (non-refundable).
- Your satisfaction with our work is 100% guaranteed.

Agreement Start Date: _____ 12:00 AM Agreement End Date: _____ 11:59PM

All work will be performed according to the above scope of work, any deviation from such involving changes and extra cost, will be executed only upon written, signed change order and will be subject to charge over and above this proposal price. A finance charge of 1.5% (18 % yearly) will be charged on balance over 30 days. All material supplied by SMC Air Conditioning shall remain property of SMC Air Conditioning until the contract work plus any work has been paid. Cost incurred as a result of non-payment, including court cost, late fees, collection fees, attorney fee, etc will be paid by the customer. SMC Air Conditioning is not responsible for any existing code violations.

Acceptance of Proposal: Must be provided within (10) ten business days of proposal date. The above prices, Specifications and conditions are satisfactory and are hereby accepted. SMC Air Conditioning is authorized to do the work as specified. Payment will be made as state above.

Approval Signature _____

Print Name _____

Title _____

Date _____