

CLEANING SERVICES AGREEMENT

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This Cleaning Services Agreement (this "**Agreement**") is entered into as of [EFFECTIVE DATE] (the "**Effective Date**") by and between:

[CLEANER / COMPANY LEGAL NAME], a [STATE] [ENTITY TYPE / sole proprietor] with its principal place of business at [CLEANER ADDRESS] (the "**Cleaner**"); and

[CLIENT LEGAL NAME] (or an individual residing at [CLIENT ADDRESS]) (the "**Client**").

Cleaner and Client are each a "**Party**" and together the "**Parties**."

Recitals. Client wishes to retain Cleaner to provide cleaning services at the premises described below, and Cleaner wishes to provide those services, on the terms below. In consideration of the mutual promises that follow, the Parties agree as follows.

1. Services and Premises

1.1 Premises. Cleaner will provide cleaning services (the "**Services**") at the premises located at [PREMISES ADDRESS] (the "**Premises**"), of type [RESIDENTIAL HOME / APARTMENT / OFFICE / RETAIL / OTHER].

1.2 Scope of cleaning. The Services consist of the tasks set out in Exhibit A (the "**Scope**"), which may include, for example, dusting, vacuuming, mopping, bathroom and kitchen cleaning, surface sanitizing, and trash removal. Tasks not listed in the Scope are not included unless added under Section 4.

1.3 Excluded tasks. Unless expressly added to the Scope, the Services do not include heavy-duty or specialty work such as carpet shampooing, window exteriors above ground level, biohazard cleanup, mold remediation, post-construction cleanup, or moving heavy furniture. Cleaner may decline tasks that are unsafe or outside its expertise.

1.4 Standard of work. Cleaner will perform the Services in a careful, workmanlike manner consistent with professional cleaning standards.

2. Schedule and Access

2.1 Frequency. The Services will be performed [ONE TIME / WEEKLY / BIWEEKLY / MONTHLY / AS SCHEDULED], on [DAYS / DATES], during the window [START TIME] to [END TIME].

2.2 Access. Client will provide safe and reliable access to the Premises at the scheduled times, including any keys, codes, or instructions for alarms and pets. Client is responsible for ensuring utilities (water and electricity) are available during the Services.

2.3 Rescheduling. Either Party may reschedule a visit on [NUMBER, e.g. 24] hours' notice. A visit canceled by Client with less notice may be charged at [____% of the visit fee / a \$AMOUNT cancellation fee] to cover Cleaner's reserved time.

2.4 **Lockout.** If Cleaner arrives as scheduled but cannot access the Premises through no fault of Cleaner, Client will pay a lockout fee of **[\$AMOUNT]**.

3. Fees and Payment

3.1 **Fees.** Client will pay **[\$AMOUNT per visit / \$AMOUNT per month / \$RATE per hour]** for the Services, exclusive of taxes where applicable.

3.2 **Supplies and equipment.** Cleaning supplies and equipment are provided by **[CLEANER / CLIENT]**. If Client requests specific products (for example, due to allergies or surface requirements), Client will provide them or reimburse Cleaner at cost.

3.3 **Invoicing and payment.** Cleaner will invoice **[AFTER EACH VISIT / MONTHLY]**. Client will pay each undisputed invoice within **[NUMBER, e.g. 15]** days of the invoice date.

3.4 **Late payment.** Undisputed amounts not paid when due accrue interest at the lesser of **[e.g. 1.5%]** per month or the maximum rate permitted by applicable law. Cleaner may suspend the Services on **[NUMBER]** days' written notice if an undisputed invoice remains unpaid.

4. Additional and One-Time Services

4.1 **Add-on tasks.** Client may request additional tasks beyond the Scope (for example, oven cleaning, refrigerator cleaning, or interior windows). Add-on tasks are billed at **[\$RATE / a quoted price]** agreed before the work begins.

4.2 **Deep clean.** A periodic deep clean may be scheduled at **[\$AMOUNT]** as a separate one-time service, distinct from the recurring Scope.

5. Cleaner Personnel and Conduct

5.1 **Staffing.** Cleaner is responsible for selecting, supervising, and paying its personnel and for their compliance with this Agreement. Cleaner's personnel will conduct themselves professionally and respect Client's property and privacy.

5.2 **Background and eligibility.** Cleaner represents that its personnel are legally eligible to work and that Cleaner conducts the screening it deems appropriate for in-home or on-site service.

5.3 **Confidentiality.** Cleaner and its personnel will keep confidential any non-public information about Client and the Premises observed while performing the Services and will not photograph the interior of the Premises without Client's consent.

6. Client Responsibilities

6.1 **Preparation.** Client will secure valuables, fragile items, and sensitive documents before each visit and will advise Cleaner of any items requiring special care or that should not be touched.

6.2 **Hazards.** Client will disclose known hazards at the Premises, including biohazards, pests, structural issues, or aggressive pets. Cleaner may decline to clean areas that present an unreasonable health or safety risk.

6.3 **Pets and children.** Client is responsible for the supervision of pets and children during the Services.

7. Liability, Damage, and Insurance

7.1 Damage claims. Client will report any claim of damage caused by the Services within [NUMBER, e.g. 48] hours of the visit so Cleaner can inspect and respond. Cleaner will repair or fairly compensate Client for damage caused by Cleaner's negligence, subject to Section 7.3.

7.2 Pre-existing conditions. Cleaner is not responsible for pre-existing damage, normal wear, or conditions that cannot reasonably be remedied by cleaning (for example, permanent stains or worn finishes).

7.3 Limitation of liability. Except for liability arising from gross negligence or willful misconduct, Cleaner's total liability arising out of or related to this Agreement will not exceed the total amount paid by Client under this Agreement in the [NUMBER, e.g. 3] months before the event giving rise to the claim. Neither Party is liable for indirect, incidental, special, or consequential damages.

7.4 Insurance. Cleaner [WILL / WILL NOT] maintain general liability insurance and, where personnel are employed, workers' compensation coverage as required by law, with limits not less than [\$AMOUNT], and will provide a certificate of insurance on request.

8. Term and Termination

8.1 Term. This Agreement begins on the Effective Date and continues [for a fixed term ending ____ / on a recurring basis until terminated].

8.2 Termination for convenience. Either Party may terminate this Agreement for convenience on [NUMBER, e.g. 14] days' written notice.

8.3 Termination for cause. Either Party may terminate immediately on written notice if the other Party materially breaches and fails to cure within [NUMBER, e.g. 7] days after written notice.

8.4 Effect of termination. On termination, Client will pay Cleaner for all Services performed through the effective date of termination.

9. General Provisions

9.1 Independent contractor. Cleaner is an independent contractor. Nothing creates a partnership, joint venture, or employment relationship. Client will not direct the specific manner of work beyond the result and reasonable instructions.

9.2 Non-solicitation. During the term and for [NUMBER] months after, Client will not directly hire or engage Cleaner's personnel for cleaning services outside this Agreement without Cleaner's written consent, or will pay a placement fee of [\$AMOUNT]. Enforceability of this clause varies by jurisdiction.

9.3 Governing law and venue. This Agreement is governed by the laws of the State of [STATE], without regard to its conflict-of-laws rules. The Parties submit to the exclusive jurisdiction of the courts located in [COUNTY, STATE].

9.4 Notices. Notices must be in writing, delivered to the addresses above (or as updated in writing), and are effective on receipt.

9.5 Entire agreement; amendment. This Agreement, together with Exhibit A, is the entire agreement between the Parties on its subject and supersedes prior discussions. It may be amended only by a writing signed by both Parties.

9.6 Severability and waiver. If any provision is unenforceable, the rest remains in effect. A Party's failure to enforce a provision is not a waiver.

9.7 **Counterparts and electronic signature.** This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together form one agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

CLEANER

CLIENT

Signature: _____

Signature: _____

Printed name: **[NAME]**

Printed name: **[NAME]**

Title: **[TITLE / N/A]**

Title: **[TITLE / N/A]**

Date: _____

Date: _____

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