

Landscape Maintenance Agreement

This agreement is between **[Company Name]** ("we", "us", "the Company") and the customer named below ("you", "the Customer"). It covers routine maintenance of the lawn, beds, trees and shrubs at the property described in Section 1, for the season and the plan shown here. It is not a contract for construction, installation or design work; those are quoted separately.

Company	[Company Name] · Contractor license # [Number, if your state requires one] · Pesticide / fertilizer applicator license # [Number] · [Street Address, City, State ZIP] · [Phone] · [Email]
Customer	[Customer Full Name] · [Phone] · [Email]
Property address	[Street Address, City, State ZIP]
Billing address	☐ Same as property address ☐ Other: [Address]
Plan	☐ Mowing only ☐ Full maintenance ☐ Full maintenance + snow and ice (Appendix C) (plan details in Appendix A)
Season	Service season runs from [April 1] to [November 30]. This agreement starts [Start Date] and renews under Section 8.
Price	\$(Season Total) for the season, billed as [8] monthly payments of \$(Monthly Amount] from [April] to [November] ☐ or 12 equal payments of \$(Amount] all year
Billing choice	☐ Monthly, charged to the card or bank account on file ☐ Monthly by invoice, due in 10 days ☐ Full season paid up front ([5]% discount)

1. The property

This agreement covers only the property and the areas listed in this table. If an area is not listed here, it is not part of the plan, even if it is on the same lot. Fill this in at the walk-through, before the first visit.

Item	Detail
Turf	About [Number] sq ft ([fraction] acre). Areas: ☐ front ☐ back ☐ sides ☐

Item	Detail
	parkway strip. Grass type: [Type]
Planting beds	[Number] beds, about [Number] sq ft total. Mulch: ☐ hardwood ☐ dyed ☐ stone ☐ none
Trees and shrubs	[Number] shrubs / hedges under 8 ft; [Number] ornamental trees. Large trees are not covered (Section 9).
Irrigation	☐ None ☐ System with [Number] zones, controller at [Location]. Backflow device: [Location]
Access	Gate: ☐ unlocked ☐ code [Code] ☐ key held by us. Best access side: [Side]. Parking: [Notes]
Pets and people	Dogs: [Number, names]. Children's play area: [Location]. Pet waste: ☐ Customer clears before visits ☐ we clear at \$[Amount] per visit
Mark these before the first visit	☐ Invisible dog fence line ☐ Low-voltage lighting wire ☐ Drip lines ☐ Septic lids ☐ Well head ☐ Other: [Notes]. Items not marked are excluded from damage claims (Section 5).
Clippings and debris	☐ Mulched in place ☐ Bagged for your curbside pickup ☐ Hauled by us (included in [Full maintenance] only)
Notes	[Slopes, drainage, sprinkler heads near edges, anything a new crew member should know]

2. What this agreement covers

2.1 The plan on page 1 includes the services marked "Included" in Section 3 for the areas in Section 1. Everything else is an add-on, quoted before we do it.

2.2 Adding areas or services. Either of us can ask to add an area or a service by email or text. We will send an updated Section 1 or Section 3 with the price, and it takes effect when you confirm in writing.

2.3 New plantings and new turf. Newly installed sod, seed or plants need a different care schedule for their first season. They are covered only if listed in Section 1 with the date they went in.

3. Seasonal scope and visit schedule

3.1 This table is the plan. Each row says what we do, when, and how often. Rows marked "Included" are in the season price. Rows marked "Add-on" are priced in Appendix A and billed when done.

Service	When	How often	In this plan?
Spring cleanup: remove winter debris and leaves from turf and beds, cut back perennials, re-edge beds, first mow	[March 15] to [April 30]	1 visit	☐ Included ☐ Add-on \$[Amount]
Mowing visit: mow, string-trim around obstacles, edge walks and drives every [2nd] visit, blow clippings off hard surfaces	[April 15] to [November 15]	Every [7] days, about [28] visits per season; every [14] days when growth slows (Section 4.3)	☐ Included
Bed care: hand-weed, remove spent blooms and dead material, light shaping of small shrubs	Growing season	Every [2nd] mowing visit	☐ Included (Full maintenance) ☐ Add-on \$[Amount] per visit
Shrub and hedge trimming (under 8 ft)	[June] and [September]	2 visits	☐ Included (Full maintenance) ☐ Add-on \$[Amount] per visit
Turf fertilization and weed control program	Early spring, late spring, summer, fall	[4] rounds	☐ Included ☐ Add-on \$[Amount] per round. Products and licensing in Section 6.
Mulch top-dress, [2] inches	[April] to [May]	1 visit	☐ Add-on \$[Amount] per cubic yard installed
Irrigation: spring startup, mid-season check, fall winterization (blow-out)	[April] / [July] / [October]	3 visits	☐ Included (Full maintenance) ☐ Add-on \$[Amount] per visit
Core aeration ☐ with	[September] to	1 visit	☐ Add-on \$[Amount]

Service	When	How often	In this plan?
overseeding	[October]		
Fall cleanup and leaf removal from turf and beds, final cut, cut back perennials	[October 15] to [December 1]	[2] visits	☐ Included ☐ Add-on \$[Amount] per visit
Snow and ice control	[December 1] to [March 31]	Per trigger, Appendix C	☐ Add-on, Appendix C ☐ Not offered

3.2 Service day. Your regular mowing day is **[Day]**. We arrive between **[8 am]** and **[6 pm]**. If a holiday or weather moves the route, we come the next working day and your regular day resumes the following week.

3.3 What a mowing visit does not include: bagging (unless chosen in Section 1), the first cut of overgrown turf above 6 inches (billed at [1.5] times the visit price), storm debris and fallen limbs (quoted), pet waste pickup (Section 1), and any area you ask us to stay out of that day.

3.4 Visit count. The season price is built on about **[28]** mowing visits and the other rows marked Included. It is a price for the season, not a per-cut fee, and Section 4 says what happens when weather changes the count.

4. Weather, skipped visits and make-ups

4.1 Rain. Light rain, we work. A rained-out day moves your visit to the next dry working day. If the whole week is lost to rain, that week's visit is skipped and we return on your next regular day; we do not double-cut and double-charge.

4.2 What a skipped week costs you. The season price assumes up to **[2]** weather skips. If weather forces more than that in a season, we credit **\$\$[Amount]** for each further skipped visit on the last invoice of the season, or add an equal number of visits at the end of the season, your choice.

4.3 Drought and slow growth. When turf stops growing in summer heat or drought, we may move mowing to every 14 days so the lawn is not cut for the sake of cutting. We tell you by text before we change the schedule, and we use the visit for bed care or trimming where that helps. The monthly price does not change.

4.4 If we cannot get in. A locked gate, a dog out, cars on the lawn, other contractors, or a running sprinkler means we cannot service the property. If you tell us by **[5 pm the day before]**,

we skip the visit at no charge, up to **[2]** customer skips per season. Without notice, or beyond those two, the visit is billed as done, because the crew and the truck still came. This is the same rule most lawn companies use, and we would rather write it down.

4.5 Storm damage. Debris from storms, high winds and flooding is outside the plan. We will quote the cleanup before we do it.

5. Plants, property and damage

5.1 Plant health. We maintain your plants; we do not guarantee them. Plants and turf that decline from weather, disease, insects, animals, salt, drainage, or lack of water are not replaced under this agreement. If we recommend a treatment or a change in watering, we will put it in writing.

5.2 Plants we install. Plants we install under a separate quote are warranted for **[one growing season]** against defects, as long as they were watered as we instructed. Annuals and transplants are not warranted.

5.3 Damage caused by us. We are responsible for damage our crews or equipment cause to your home, hardscape, fences, and to items listed and marked in Section 1. Tell us within 7 days so we can see it and fix it.

5.4 What we are not responsible for. Unmarked items at or below the surface (invisible fence wire, lighting wire, drip lines, shallow cables), sprinkler heads set above grade, toys and furniture left on the lawn, and windows near stone or gravel we could not see. Marking these in Section 1 protects both of us.

6. Products, licensing and notice

6.1 Who applies what. Fertilizer, herbicide, insecticide and fungicide are applied only by an applicator holding the license or certification your state requires, under the license number on page 1, and only per the product label.

6.2 Notice and signs. Where the law requires it, we post lawn signs after an application and give you and, where required, your neighbors advance notice. Where it is not required, we still text you the day before a treatment so you can keep pets and children off the lawn until it dries.

6.3 Your part. Tell us about pets, a vegetable garden, a well, a pond, or anyone in the home with a sensitivity, and we will adjust products or skip areas. ☐ Customer requests organic or low-input products only (Appendix A pricing applies).

7. Price and payment

7.1 What you pay. The season price on page 1, split into the monthly payments shown there. Add-ons are billed when the work is done. Tax is added where the law requires it.

7.2 Monthly billing (card or bank account on file). We charge \$**[Monthly Amount]** to the payment method on file on the **[1st]** of each billing month. By signing, you authorize us to charge the payment method on file for the amounts and on the schedule in this agreement, and for renewals under Section 8, until you cancel. You can change the payment method at any time by contacting us. We will tell you at least 10 days before any charge that differs from the usual amount.

7.3 Monthly billing by invoice. Invoices are sent on the 1st and due in 10 days. An invoice unpaid 30 days after its due date pauses service until it is paid. There is no late fee. ☐ Instead, late invoices bear interest at **[1.5]**% per month.

7.4 Failed payments. If a charge fails, we retry it up to **[2]** more times over the following 14 days and tell you by text or email each time it fails. If it is still unpaid 30 days after the first failed charge, visits pause until it is paid. We will never stop service for a failed payment without telling you first, in writing.

7.5 Paying the season up front. If you pay the full season at signing you get the discount on page 1. Section 8.4 says how a prepaid season is refunded if you cancel early.

8. Term, renewal and cancellation

8.1 Term. This agreement runs for the service season on page 1. If you chose 12 equal payments, the term is 12 months from the Start Date.

8.2 Renewal each season. This agreement renews for the next season unless you or we cancel. By **[February 1]** we will send you a renewal notice by email or text with next season's start date, price, and how to cancel. If the price is going up, the notice will say by how much, and the new price applies only after the notice. If we hear nothing by **[March 1]**, we keep your spot on the route and start on the date in the notice.

8.3 How to cancel. You can cancel at any time with 30 days notice by email to **[Email]**, by text to **[Phone]**, or by mail to the Company address on page 1. We will confirm in writing within 5 business days. There is no cancellation fee. If you signed up online, you can also cancel online at **[Link]**.

8.4 What happens to money already paid. Monthly plans: we finish the 30-day notice period and stop billing; if you paid for visits that fall after the end of that period, we refund them. Prepaid

seasons: we refund the visits not yet performed, valued at \$[Amount] per mowing visit and at the Appendix A price for other rows, minus the up-front discount on page 1. Refunds go out within 30 days.

8.5 Our right to cancel. We may cancel with 30 days written notice, and immediately if the property is unsafe for our crew or we cannot get access after two notices. If we cancel, we refund the same way as 8.4 with no deduction for the discount.

8.6 State law. Some states have automatic renewal laws that add rules about disclosure, renewal reminders and cancellation. Appendix B lists the ones we know about. Where a state law requires more than this section, the state law applies.

9. What is not included

- Tree work above 8 feet, tree removal, stump grinding, and anything that needs a bucket truck or a climber.
- Landscape construction, hardscape, drainage, grading, and irrigation repairs beyond adjusting heads (repairs are quoted).
- Plant, sod, seed and mulch materials, unless a row in Section 3 says the material is included.
- Storm cleanup, fallen limbs, and debris left by other contractors.
- Areas not listed in Section 1, including neighboring lots and public right-of-way beyond the parkway strip.
- Problems that existed before the first visit (bare patches, grubs, disease, dead shrubs). We will note them in writing at the spring walk-through so both of us know where the property started.
- Work outside the service season, unless Appendix C applies.

10. Our responsibility

10.1 Workmanship. If we miss an area or do a visit poorly, tell us within 48 hours and we will come back within **[5]** business days and fix it at no charge.

10.2 Insurance. We carry general liability insurance and workers' compensation where required (certificate available on request).

10.3 Limit. Except where the law does not allow this limit, and except for damage caused by our negligence, our total responsibility under this agreement is limited to the amount you paid us in the current season.

11. General terms

11.1 If you sell the property. This agreement can transfer to the new owner at the same address; tell us and we will update the Customer details. Otherwise it ends on the closing date, and prepaid visits are refunded under 8.4.

11.2 Changes. Changes to this agreement must be in writing (email or text counts) and confirmed by both of us.

11.3 Whole agreement. This document, with Appendix A and any appendix marked on page 1, is the whole agreement between us about maintenance of the property. Installation, construction and tree work are quoted and agreed separately.

11.4 Disputes. If there is a problem, either of us will contact the other in writing first and give 15 days to fix it. If that does not work, either of us can take the matter to small claims court or the local courts of **[County, State]**. This agreement is governed by the laws of the State of **[State]**.

11.5 Notices. We may send notices to the email and phone number on page 1. Tell us if they change.

Signatures

Company	Customer
Signed: _____ Name: [Name] Title: [Title] Date: [Date]	Signed: _____ Name: [Customer Name] Date: [Date]

Signing electronically (typed name, e-sign service, or a reply of "I agree" to this document by email) counts as signing.

Appendix A: Plans and example pricing

These are example plans and example prices for a quarter-acre suburban lot. Put in your own. The numbers come from 2026 national price guides listed on the template page; your route density, fuel and labor set the real ones.

Service	Mowing only	Full maintenance	Full + snow
Weekly mowing visit (mow, trim, edge, blow), about 28 per season	Included	Included	Included
Spring cleanup	Add-on \$[175]	Included	Included
Bed care every 2nd visit	Add-on \$[35] per visit	Included	Included
Shrub and hedge trimming, 2 visits	Add-on \$[95] per visit	Included	Included
Fertilization and weed control, 4 rounds	Add-on \$[70] per round	Included	Included
Irrigation startup, check, winterization	Add-on \$[85] per visit	Included	Included
Fall cleanup and leaf removal, 2 visits	Add-on \$[150] per visit	Included	Included
Snow and ice, 2-inch trigger (Appendix C)	Not included	Add-on	Included, up to [12] pushes
Example season price	\$[1,400] (\$[175] x 8 months)	\$[2,600] (\$[325] x 8 months)	\$[3,100] (\$[258] x 12 months)
Per mowing visit, for refunds under 8.4	\$[50]	\$[50]	\$[50]

Add-on price list (fill in yours): mulch installed \$[Amount] per cubic yard · core aeration \$[Amount] · overseeding \$[Amount] · overgrown first cut [1.5] x visit price · pet waste pickup \$[Amount] per visit · storm debris quoted · organic fertilization program \$[Amount] per round.

Pricing check before you fill this in: divide the season price by the number of visits it contains and compare that with what a visit costs you to deliver (crew time on site, drive time, fuel, equipment, dump fees). If a mowing visit costs you

\$38 to deliver and the plan pays \$50 per visit, the plan clears \$12 a visit before the add-ons; the margin is in the add-on rows and in a tight route, not in the mow. Notes on the math are on the template page at usedeepsel.com.

Appendix B: State notes (not legal advice)

General information to help you ask a local attorney the right questions. Not legal advice; laws change. Verified September 2026.

Automatic renewal laws

A growing list of states regulate contracts that renew on their own, including seasonal plans billed monthly to a card on file. California, New York, Massachusetts, Minnesota and Virginia have updated their rules recently, Colorado added a one-step online cancel rule in 2026, and other states have older statutes. The common requirements are: clear disclosure of the renewal terms before the customer agrees, the customer's affirmative consent to the card-on-file charge, a reminder before the renewal, and a way to cancel that is as easy as signing up. Sections 7 and 8 are written to fit those requirements. Your state may set a specific notice window or wording. Ask your attorney which apply to you.

Pesticide notice and lawn signs

Fertilizer alone is usually not regulated as a pesticide, but weed control, insect control and fungicide are. In New York, counties that have adopted the Neighbor Notification Law require commercial lawn applicators to notify neighbors 24 to 48 hours before an application, with some exemptions for granular products. Ohio requires commercial lawn applicators to give the customer written product information at or before the application and to post lawn signs that stay up for 24 hours. Several other states have posting or registry rules. Section 6.2 promises to follow whatever your state and county require; ask your state pesticide regulatory agency what that is.

Applicator licensing

Most states license anyone who applies pesticides for hire. Some also license fertilizer: Florida requires every commercial fertilizer applicator to hold the FDACS Limited Urban Commercial Fertilizer Applicator certification before applying any fertilizer to residential turf, after training in Green Industry Best Management Practices. If you subcontract treatments, put the subcontractor's license number on page 1.

California

The California Landscape Contractors Association's maintenance contract form carries this instruction: if the contract is used with a homeowner and more than \$1,000 will be charged in a single term, a full home improvement contract must be used. If you work in California, ask a local attorney whether that rule applies to your plan and what a compliant contract needs.

Snow and ice

Snow and ice work carries slip-and-fall exposure that summer maintenance does not. Before you sign Appendix C with any customer, check your liability policy covers snow operations and what documentation your insurer wants (time in, time out, product applied, weather).

Commercial lots often need a separate contract.

When to pay a lawyer for an hour

- Before you bill monthly to a card on file in California, New York, Massachusetts, Minnesota, Virginia or Colorado.
- Before you sell prepaid seasons in a state that regulates prepaid service contracts.
- Before you sign a commercial property, an HOA, or any customer who asks for response-time promises.
- Before your first winter of snow and ice work.

An hour of local review usually costs \$200 to \$400. One complaint to a state regulator, or one slip-and-fall claim, costs more.

Appendix C: Snow and ice add-on (optional)

This appendix applies only if "Full maintenance + snow and ice" is checked on page 1 or both of us initial here: Company _____ Customer _____.

Term	Detail
Winter season	[December 1] to [March 31]
Areas cleared	☐ Driveway ☐ Front walk ☐ Steps ☐ Sidewalk (public) ☐ Other: [Areas]. Mark obstacles and edges with stakes before the first snow; unmarked items are excluded from damage claims.
Trigger	We come when accumulation reaches [2] inches, as measured at the property. Under the trigger, we come only if you ask, at the per-push price.
Timing	We start the route when the snow stops and aim to finish your property within [12] hours after the end of the snowfall. During storms over [8] inches we may clear in stages.
Pricing	☐ Per push \$[Amount] per visit, billed monthly with the summer plan ☐ Seasonal \$[Amount] for up to [12] pushes; pushes beyond that at \$[Amount] each
Ice control	☐ Included with each push ☐ On request at \$[Amount] per application. Product: [rock salt / calcium chloride / sand mix]. Not applied to lawn or bed areas.
What we do not cover	Roofs, ice dams, refreeze after we leave, and slip-and-fall injuries once the property has been cleared and treated as described here. Hard-packed ice under the snow may need a return visit at the ice control price.

If a winter has fewer than [3] triggering storms, the seasonal price stays as agreed; if it has more than [12], the extra pushes are billed. That is the trade a seasonal price makes, and it is written here so nobody is surprised in March.

Free template from Deepseal · usedeepseal.com/landscaping-maintenance-agreement-template · Not legal advice.
Have a local attorney review before use.