

Modica Associates Property Management Corporation Plumbing Services Terms

Dear Unit Owner/Resident,

Modica Associates has a licensed plumber and gas fitter who is on staff solely for Association emergencies. There are times, however when our plumber can assist individual unit owners. Following are our terms of service:

Modica can provide you with plumbing/gas fitting services at the rate of \$95. per hour for one plumber and \$145. per hour for one plumber and a helper. This is for work done on an appointment basis.

Overtime rates at time-and-a-half apply after 3:30 pm Monday through Friday and on Saturdays. Sundays and holidays are billed at double-time.

The rate for an emergency response is billed from the time the plumber or crew enters his/their vehicle(s) and travels to your address. You will also be billed for the time it takes to track down parts if we do not have them on our truck.

Non-appointment work will be treated and billed as emergency work.

If the appointment or emergency work is determined to be a common area problem, all the work will be billed to the Association. The plumber will make this determination.

If the plumber arrives and the job is cancelled for any reason, you will be billed for a minimum of 1 hour at whichever rate applies to your particular job.

If you authorize the Modica's plumber to access your unit with keys on file and they do not work, you will be billed for a minimum of 1 hour at whichever rate applies to your particular job.

If an alarm goes off when accessing your unit our plumber will leave the unit and you will be billed for a minimum of 1 hour at whichever rate applies to your particular job.

We require an email stating that you understand and agree to these terms before sending our staff to your unit. It will be accepted as your agreement to pay the quoted rates for work that you engage Modica to perform.