

COMMERCIAL PEST CONTROL AGREEMENT

12-Month Monthly Service Plan | Licensed Hospitality & Food Venues

TARGET COVERED PESTS	CONTRACT TERM
Ants, Spiders, Cockroaches & Rodents	12 Months (Monthly Service Visits)
VENUE TYPES COVERED	SERVICE FREQUENCY
Pubs, Clubs, Taverns, Hotels & Restaurants	12 Scheduled Visits per Annum

1. SERVICE SCOPE & TARGET PESTS

This Agreement governs the provision of professional pest management services to the designated venue. The Service Provider agrees to deliver regular monitoring, preventative treatments, and active pest suppression as detailed below:

- **Covered Pests:** Standard management and control of indoor ants, spiders, German and American cockroaches, and synanthropic rodents (house mice, roof rats, and Norway rats).
- **Service Frequency:** Twelve (12) scheduled monthly service visits conducted during standard operating or pre-trading business hours.
- **Service Coverage Zones:** Main public zones, dining rooms, bar areas, commercial kitchens, dry storage rooms, cellars, waste storage enclosures, and external perimeter walls specified in Schedule A.
- **Service Exclusions:** Termites, bed bugs, wood-boring timber pests, stored product pests, pest birds, possums, and flying insect management (e.g., drain flies, fruit flies) are excluded unless explicitly added via a written contract addendum.

2. CLIENT RESPONSIBILITIES & COMPLIANCE

Effective pest control in commercial food and beverage environments relies on active cooperation between the Provider and the Client. The Client agrees to maintain the following standards:

- **Sanitation & Hygiene:** Maintain strict sanitation standards, clean food preparation spills immediately, store dry goods in sealed food-grade containers, and clear waste storage areas daily.
- **Site Access & Scheduling:** Provide clear, safe, and unhindered access to all target zones during scheduled monthly maintenance windows. Where treatment must occur outside trading hours, the Client must ensure keys or lockbox codes are accessible.
- **Structural Proofing:** Implement structural and physical exclusions recommended by the technician (e.g., installing door sweeps, sealing pipe penetrations, screening vents) within 14 days of inspection reporting.

3. CONTRACT TERM & BILLING STRUCTURE

CONTRACT TERM	DETAILS & TERMS
Contract Duration	Twelve (12) consecutive calendar months commencing from the Execution Date.
Payment Schedule	Billed monthly in advance via automatic direct debit or registered credit card.
Payment Terms	Net 7 days from invoice issue date. Late payments incur a 1.5% monthly interest fee.

CONTRACT TERM	DETAILS & TERMS
Pricing Guarantee	Agreed monthly service rate remains fixed for the initial 12-month contract period.

4. EMERGENCY CALL-OUTS & GUARANTEE

- **Included Emergency Visits:** Up to two (2) complimentary emergency re-treatments per calendar year for covered pests if active infestations occur between regular monthly visits.
- **Response Window:** Emergency call-outs will be attended to within 24–48 hours of written notice received from the venue manager.
- **Guarantee Exclusions:** Complimentary call-outs do not apply if active infestations stem from documented hygiene failures, failure to act on structural proofing recommendations, or unapproved structural modifications.

5. HEALTH, SAFETY & ENVIRONMENTAL CONTROLS

- **Regulatory Compliance:** All chemical formulations, baiting techniques, and applications strictly adhere to national, state, and local health regulations governing commercial food-handling and licensed premises.
- **Safety Data Sheets (SDS):** Complete SDS documentation and product labels for all formulations applied on site will be maintained in the venue’s physical or digital site register.
- **Tamper-Resistant Placement:** Rodent bait stations placed within public, storage, or kitchen areas will be lockable, tamper-resistant, anchored securely, and situated well clear of direct food contact surfaces.

6. CANCELLATION & TERMINATION POLICY

CANCELLATION FRAMEWORK SUMMARY	
Initial 12-Month Term	Post 12 Months (Month-to-Month)
30 days written notice required. Early termination subject to a fee equal to 50% of the remaining contract balance .	30 days written notice required. No early termination fees apply once the initial term has elapsed.

- **Termination for Cause:** Either party may terminate immediately if the other breaches material terms and fails to cure such breach within fourteen (14) business days of written notice.
- **Automatic Rollover:** Following the completion of the initial 12-month term, this Agreement automatically transitions to a month-to-month schedule until formally cancelled in writing with 30 days notice.

7. LIMITATION OF LIABILITY & WARRANTIES

- **Pest Suppression Standard:** Pest management is an ongoing process of monitoring and suppression. The Provider guarantees systematic, professional application but does not warrant absolute zero pest presence in high-turnover hospitality environments.
- **Limitation of Liability:** To the maximum extent permitted by law, the Provider’s cumulative liability for any claim (including property damage or stock loss) arising out of service delivery is strictly limited to the total service fees paid by the Client in the preceding three (3) months.