

BIG LEAGUE CLEAN LLC

Locally Owned and Operated



BID PACKAGE



SCOPE AND PRICING

Here is exactly what we clean and what it costs. Pick the frequency that fits your building. You lock in your choice when you sign.

4X / WEEK

\$1,260 PER MONTH

RECOMMENDED

5X / WEEK

\$1,500 PER MONTH

6X / WEEK

\$1,880 PER MONTH

Every option below covers the same scope of work. The only difference is how often we are on site.

WHAT WE CLEAN

1. Restrooms

- Daily sweeping
- Daily trash emptying
- Daily restocking of toilet paper
- Daily restocking of paper towels
- Daily restocking of gel soap
- Daily touch-ups

2. Common Areas (Hallways)

- Sweeping (Monday, Wednesday, Friday)
- Vacuuming carpets (Monday, Wednesday, Friday)

3. Elevator

- Cleaning of solid floors

4. Kitchen

- General cleaning

5. Interior Units

- General cleaning

6. Exterior

- Changing outside trash cans
- Minimal spot cleaning of floors

Add-On / Specialty Services

Priced separately, only when needed:

- Proactive 'eyes and ears' reporting of issues (e.g., leaks, maintenance needs)
- Weekly reports with pictures
- Daily checklist via client portal
- Increased frequency of pictures/reporting
- Window cleaning
- Power washing

Exclusions

- Cleaning of storage closets
- Extensive exterior cleaning (beyond trash and minimal spot cleaning)

Consumables & Access

- Consumables: Toilet paper, paper towels, gel soap, trash bags for interior and exterior cans.
- Access: Key access to a walk-in maintenance supply closet (approx. 3 feet deep) for storage.



WHY BIG LEAGUE CLEAN

Step into a property where cleanliness is always exceptional, and your day runs smoother. Big League Clean delivers the peace of mind you deserve.

- | You get consistent, high-quality cleaning, every single time, from a dedicated team.
- | No more tenant complaints about overlooked issues; your building's needs are proactively identified and reported.
- | Your critical areas, like restrooms, are always spotless and fully stocked, daily.
- | You gain valuable time back, free from constant cleaning oversight and follow-up.
- | Your property reflects the professional standards you uphold, enhancing its value and reputation.



YOU'LL ALWAYS KNOW IT GOT DONE

The real risk with a cleaning company isn't the price. It's paying for hours that never happened. Here is how we make sure that is never you.

Time-stamped visits. Every service is logged with the date and time, so there is a clear record of each clean.

Night-of photos. Our team documents the finished work the same night and sends it straight to your account manager.

Proactive flags. Out of paper towels, soap, or liners? A light out? You hear it from us first.

A real person who answers. Your account manager handles requests fast, however you want to reach us.

We work around your hours. After-hours, keyed access, on your schedule. Whatever keeps your building running.

Professional service means you don't have to manage us. That is the whole point.



YOU'RE NEVER LOCKED IN

Most janitorial companies want a 12 month contract with a 90 day exit window buried in the fine print. We do the opposite. Big League Clean is month to month from day one.

Month to month, always. No annual term. No auto renewal trap. The agreement simply renews one month at a time, for as long as you want us.

Walk away with 30 days' notice. One written notice, that's it. No penalties, no buyout, no exit fees. It is spelled out in plain English in Section 5 of the agreement at the back of this package.

Easy to fire, hard to replace. Lock in contracts exist to protect cleaning companies from their own service. We would rather earn your business every single month.

Zero risk to start. If the first month isn't what we promised in these pages, you are 30 days from done. That is the whole commitment.

You hold the leverage the entire time. That is on purpose.



NEXT STEPS

Ready to hand off the cleaning? Here is exactly what happens once you pick your option.

1

PICK YOUR OPTION AND SIGN

The Service Agreement is the last section of this package. Choose the frequency that fits, then sign right on your phone or computer.

2

WE SET UP YOUR ACCOUNT

You get your account manager's direct line and your private portal login, so you can see every visit from day one.

3

WE WALK YOUR BUILDING

Before the first clean, we confirm access, keys, alarm codes, and the exact scope with your team.

4

YOUR FIRST CLEAN, WITH PROOF

We clean on your schedule and photograph the work the same night. It's in your portal by morning.

That is it. From signature to your first spotless morning, the whole thing runs without you managing it.



Service Agreement

info@bigleagueclean.com | bigleagueclean.com

The Undersigned ("CUSTOMER") hereby accepts the proposal of Big League Clean LLC, and the parties agree that Big League Clean LLC staff or subcontractors will supply Big League Clean LLC Services for CUSTOMER's premises as follows:

Customer: **Leo Pamelar** | JD Property Management
Email: emilio@jdpropmgmt.com
Phone: +18587425001
Service Type: Commercial Janitorial Services
Service Frequency: 5x / week
Estimated Start Date: August 7, 2026
Agreement Signed: _____
Service Charge Per Month: **\$1,500**
Location: 4849 Ronson Ct, San Diego, CA, 92111

1. Delegation of Services

CUSTOMER acknowledges that Big League Clean LLC will delegate all Big League Clean LLC Services to be performed hereunder to a Big League Clean LLC owner, employee/or subcontractor and Big League Clean LLC may assign this Service Agreement in its entirety to a Big League Clean LLC employee or subcontractor.

2. Supplies & Equipment

Included in the Service Charge will be service, cleaning supplies, and any equipment which will be furnished by Big League Clean LLC. The Service Charge does not include liners, paper supplies, and toiletries, which can be provided at CUSTOMER's expense, at competitive prices. The Service Charge also does not include any use tax, tax on sales, services or supplies, or other such tax, which taxes shall be paid by CUSTOMER. CUSTOMER agrees to reimburse Big League Clean LLC the amount of any such taxes if paid by Big League Clean LLC on CUSTOMER's behalf.

3. Scope of Services

All Big League Clean LLC Services specified in the "Big League Clean Bid Package" attached to this Service Agreement as Exhibit A will be provided to CUSTOMER in a satisfactory manner. CUSTOMER



acknowledges that only those Services and/or Additional Services specifically identified in the Big League Clean LLC Service Plan will be provided under this Service Agreement.

4. Additional Services

Additional services, not included in Big League Clean LLC Service Charge, to be performed upon request, priced per occurrence, at CUSTOMER'S expense, include:

Additional services accepted by: _____

Signature: _____

5. Term & Termination

(a) **Term.** This Service Agreement is month to month, beginning on the date services are scheduled to begin, and automatically renews for successive one (1) month periods unless either party gives the other written notice of non-renewal at least thirty (30) days before the end of the then-current period.

(b) **Termination for Breach.** If a party fails to perform its obligations, the other party shall give written notice specifying the non-performance in reasonable detail. The non-performing party shall have thirty (30) days from receipt of the notice to cure (the "Cure Period"). If the non-performance is not cured within the Cure Period, the notifying party may terminate this Service Agreement upon written notice. Where CUSTOMER's notice concerns service quality, CUSTOMER shall permit Big League Clean LLC (or its subcontractor) access to the premises during the Cure Period to cure, and shall make a representative reasonably available for a joint inspection of the premises during the Cure Period; if CUSTOMER fails to do so, the Cure Period is tolled until access and inspection are provided.

(c) **Non-Payment.** Notwithstanding the foregoing, Big League Clean LLC may suspend services or terminate this Service Agreement immediately upon written notice for CUSTOMER's failure to pay Service Charges when due.

(d) **Effect of Termination.** Upon any expiration or termination, CUSTOMER shall pay all amounts due for services performed through the effective date of termination.

6. Service Charges & Adjustments

The Service Charge(s) will remain in effect for the service unless there are changes in the original specifications for the premises. In the event of such changes, CUSTOMER will advise Big League Clean LLC accordingly, and an adjustment in the Service Charge, as agreed to and by the parties, will be made. Coming from Big League Clean LLC, upon written notice, the Service Charge shall increase by three percent (3%) annually effective upon the start of each subsequent year after the date the services begin.



7. Transfer & Assignment

Either party may transfer its rights and obligations under this agreement to a third party with prior written consent from the other party. Such consent shall not be unreasonably withheld. In the event of a transfer of ownership of Big League Clean LLC or its assets, this agreement shall be binding upon and inure to the benefit of the parties' respective successors and assigns.

8. Non-Solicitation

CUSTOMER agrees that it will not employ, engage, or contract with any Big League Clean LLC employee or subcontractor (or any subcontractor personnel) who provided services at the premises, during the term of this Service Agreement or for one hundred eighty (180) days after its termination, without Big League Clean LLC's written consent.

9. Limitation of Liability

Big League Clean LLC's liability for any damages arising from the performance of its services shall be limited to direct damages only, and the total liability under this agreement shall not exceed the total amount paid by the CUSTOMER for services under this agreement during the three (3) months immediately preceding the event giving rise to such liability. Big League Clean LLC shall not be liable for any indirect, incidental, consequential, or punitive damages, including but not limited to loss of profits, loss of use, or interruption of business, regardless of the cause, even if advised of the possibility of such damages.

10. Indemnification

CUSTOMER agrees to indemnify, defend, and hold harmless Big League Clean LLC, its employees, subcontractors, agents, and assigns from and against any and all claims, demands, liabilities, damages, losses, or expenses (including reasonable attorneys' fees) arising out of or relating to:

- a. CUSTOMER's negligence, misuse, or failure to maintain facilities in a safe and operable condition;
- b. Incidents or conditions existing on CUSTOMER's premises unrelated to Big League Clean LLC's performance of its obligations under this agreement;
- c. Claims or damages resulting from acts or omissions by third parties not under the control of Big League Clean LLC.

11. Insurance Coverage

Big League Clean LLC shall maintain general liability insurance with coverage of at least \$1,000,000 per occurrence. CUSTOMER acknowledges that they are not an additional insured or certificate holder under Big League Clean LLC's insurance policies unless specifically agreed in writing. CUSTOMER agrees to maintain their own property and liability insurance sufficient to cover damages occurring on their premises.



12. Exclusions

Big League Clean LLC shall not be responsible for damages resulting from:

- a. Pre-existing conditions on the premises, including but not limited to faulty plumbing, structural defects, or insufficient maintenance;
- b. Acts of God, force majeure events, or other circumstances beyond the reasonable control of Big League Clean LLC;
- c. CUSTOMER's failure to follow recommendations or report issues that may pose a hazard or risk to the premises.

13. Incident Reporting

In the event of damage or an incident occurring during the provision of services, CUSTOMER must notify Big League Clean LLC in writing within 48 hours of discovery. Big League Clean LLC reserves the right to inspect the premises and determine the extent and cause of the damage before any claims or compensation are considered.

14. Billing & Payment

Big League Clean LLC will bill CUSTOMER monthly, and CUSTOMER agrees to pay Big League Clean LLC by check, ACH, or credit card for each month in which services are performed, unless this agreement states otherwise. Credit card payments incur a processing fee equal to the lesser of 2.99% or the maximum rate permitted by applicable law. Amounts unpaid more than ten (10) days after the due date bear a late charge of 1.5% per month (or, if lower, the maximum rate permitted by applicable law). In any action to collect amounts due, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs.

15. Special Services Cancellation

If "Additional Special Services" are included in the Big League Clean LLC Service Plan attached to this Service Agreement, and if CUSTOMER cancels any periodic Special Services described therein for which a prorated monthly charge is included in CUSTOMER'S total monthly Service Charge, any amount owing by CUSTOMER for Special Services performed prior to the cancellation shall be payable in full no later than five (5) days after the cancellation.

16. Authority to Enter Agreement

The undersigned warrant and represent that they have full authority to enter into this Service Agreement, and that it will be binding upon the parties and their respective successors and assigns. Specifically, CUSTOMER acknowledges that this Service Agreement may be assigned in its entirety to a Big League Clean LLC subcontractor or another third party.



17. Governing Law & Venue

This Service Agreement is governed by and construed in accordance with the laws of the State of Connecticut, without regard to its conflict-of-laws principles. Venue for any dispute arising out of or relating to this Service Agreement shall lie exclusively in the state and federal courts of the county in which the premises identified above are located.

18. Entire Agreement

This Service Agreement and attached exhibits constitute the complete agreement of the parties concerning the provision of cleaning services to the CUSTOMER, and supersedes all other prior or contemporaneous agreements between the parties, whether written or oral, on the same subject. No waiver or modification of this Service Agreement shall be valid unless in writing and executed by Big League Clean LLC and CUSTOMER. Additionally, in no event shall the terms and conditions of any purchase order or other form subsequently submitted by CUSTOMER to Big League Clean LLC become a part of this Service Agreement, and Big League Clean LLC shall not be bound by any such terms and conditions.



Acceptance of Agreement

The individual who signs below agrees to the terms of this agreement and agrees that their typed name below can be used as a digital representation of their signature to that fact.

A handwritten signature in black ink, appearing to read "Matthew Christou", is positioned above the signature line for Big League Clean LLC.

JD Property Management

By: Leo Pamelar

Date: _____

Big League Clean LLC

By: Matthew Christou, Owner

Date: July 29, 2026