

AMGA CLEANING SERVICES CONTRACT

This cleaning service contract, hereinafter referred to as contract is made and entered into this 28th day of July 2025, by and between AMGA Cleaning Services and Hialeah Club Villas Condominium to establish an independent contractor relationship and contractual agreement between the parties.

Hialeah Club Villas Condominium does hereby agree to do the following:

- (1) To pay \$3,200.00 a month upon submittal of an invoice.

Hialeah Club Villas Condominium does hereby agree to the following services:

Section 1: Scope of Services

The Service Provider agrees to provide cleaning services at the Client's cooperative. Hialeah Club Villas The cleaning services will be performed as follows:

- **Frequency:** Once a day, Monday-Friday.
- **Hours of Operation:** 6 hours per day. 8:00am to 2:30pm
- **Services to be provided:**
 1. Sweeping building hallways.
 2. Opening up dumpsters after garbage pick-up.
 3. Dusting, sanitizing, and cleaning surfaces.
 4. Cleaning and sanitizing gate house bathroom (toilet, sink.)
 5. Emptying trash cans and disposing of waste.
 6. Cleaning windows and glass surfaces as needed.
 7. Picking up trash and tree branches.
 8. Additional tasks as mutually agreed upon between the Client and the Service Provider. (see work scope list attached)
 9. Lawn services cutting grass as needed.

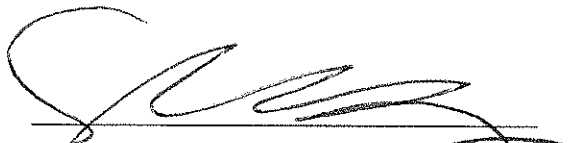
1. Hialeah Club Villas Condominium. responsible for providing cleaning supplies.

Section 3: Term of Contract

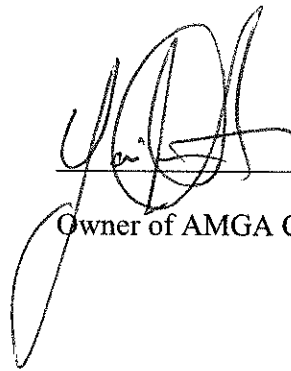
1. This contract shall be effective as of the date this contract is signed.
2. AMGA to provide proof of insurance.

Section 4: Termination

Either party may terminate this agreement with 60 days written notice without cause. In witness whereof, the parties have so agreed as of this date.



Rosa V Ruiz



Owner of AMGA Cleaning Services





Hialeah Club Villas Condominium

Date: 7/25/2025

MANTENIMIENTO

HORARIO: LUNES A VIERNES 8:00 AM – 2:30 PM—1/2 HORA DE ALMUERZO

1. RECOJIDA DE PAPELES Y BASURA LAS 3 AREAS DEL CONDOMINIUM INCLUYENDO LAS AREAS CALLEJONES ESTE DE LOS EDIFICIOS, PERIMETRO DE HIERBA AL LADO DE LA ACERA, AFUERA DE LAS CERCAS CALLE 60 Y LA DE ATRÁS.
2. ROMPER CUALQUIER MUEBLE (pequeño) PARA PODER BOTARLOS EN LOS LATONES EN PEDAZOS PEQUEÑOS.
3. SI VE A ALGUIEN BOTANDO ESCOMBROS DEJARLE SABER QUE NO SE PUEDE HACER. SI ES ALGUIEN DE AFUERA TOMAR FOTO Y NUMERO DE LICENCIA.
4. TAPAR HUECOS EN EL PAVIMENTO (AS NEEDED)
5. PINTAR LOS BUMPS DE VELOCIDAD DEL PARQUEO (AS NEEDED)
6. DEJALE SABER A LOS RESIDENTES QUE DEJEN BASURA EN LOS PASILLOS QUE TIENEN QUE QUITARLA E INFORMAR SI NO LO HACEN, TOMAR EL NUMERO DE APTO E INFORMAR AL PROPERTY MANAGER.
7. SIEMPRE DEJAR LA GARITA Y LA CASITA CERRADA CON LLAVE CUANDO SALGA A HACER SUS RECORRIDOS.
8. UD ESTA ENCARGADO DE MANTENER LIMPIO EL BANO EN LA GARITA.
9. DEJARME SABER CUANDO NECESITE MATERIALES PARA ENCARGARLOS.
10. HACER INVENTARIO DE LAS HERRAMIENTAS Y MATERIALES QUE TENEMOS EN ESTOS MOMENTOS.
11. ESTAR AL TANTO SI VE LEAK DE AGUA EN EL AREA U OTRO PROBLEMA E INFORMAR A ADMINISTRACION.
12. SI UN RESIDENTE TIENE PROBLEMAS, PROVEER EL TELEFONO DE EL MANAGER DE PROPIEDAD. SI EL RESIDENTE ES INQUILINO, INFORMELE QUE TIENE QUE LLAMAR AL DUENO DE LA PROPIEDAD Y EL DUENO ES QUIEN TIENE QUE LLAMAR AL MANAGER. (NO DIVULGAR MI NUMERO DE TELEFONO A RESIDENTES. ES MI NUMERO PRIVADO)
13. EL AIRE ACONDICIONADO DE LA GARITA TIENE QUE MANTENERSE ENCENDIDO POR LAS COMPUTADORAS.
14. INSPECCIONAR Y LIMPIAR EL RESFRIGERADOR DE LA CASITA. VER SI ESTA FUNCIONANDO O NO ESTA CONECTADO A LA ELECTRICIDAD.
15. ESTAR AL TANTO DE TODO LO QUE SUCEDE AFUERA.
16. CAMIONES COMERCIALES GRANDES NO PUEDEN PARQUEAR EN EL AREA, SOLO SI ESTAN TRABAJANDO O EN MUDADAS.
17. PROBLEMAS QUE VENGAN A UD PARA INFORMAR DE ROBO DE CARROS OR OTRAS COSAS SIMILARES, INDIQUE A LA PERSONA QUE LLAMEN ELLOS A LA POLICIA Y HAGAN SU REPORTE.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/22/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER SUNSET PROPERTY & CASUALTY 10689 N Kendall Drive, Suite 315 Miami, FL 33176		CONTACT NAME: PHONE (A/C No, Ext): (305) 270-1447 E-MAIL ADDRESS: otto@spcinsurance.com FAX (A/C No): (305) 273-1237	
INSURED JMF Services and Repairs 120 Royal Palm Road #109 Hialeah, FL 33016		INSURER(S) AFFORDING COVERAGE INSURER A: Granada Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:		0185FL00040110	10/16/2024	10/16/2025	EACH OCCURRENCE \$ 1,000,000
		DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
		MED EXP (Any one person) \$ 5,000				
		PERSONAL & ADV INJURY \$ 1,000,000				
	GENERAL AGGREGATE \$ 1,000,000					
	PRODUCTS - COMP/OP AGG \$ 1,000,000					
						\$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$
						BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						\$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$					EACH OCCURRENCE \$
						AGGREGATE \$
						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				PER STATUTE ☐ OTH-ER ☐
						E.L. EACH ACCIDENT \$
						E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Install Window/Shutters

CERTIFICATE HOLDER**CANCELLATION**Hialeah Club Villas Condo
2150 W 60 ST
Hialeah FL 33016

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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