

Cleaning Services Contract

This is a template, not legal advice

This document is a general-purpose template provided for information only. It is not legal advice, it does not create a lawyer-client relationship, and nobody has reviewed it against your situation.

Laws differ by country, state and province, and they change. A clause that is standard in one place can be unenforceable — or illegal — in another. Terms that are ordinary between two businesses can be void in a consumer or employment context.

Read every clause before you use it, fill in every blank, and delete anything that does not apply. For anything high-value, unusual, or that you could not afford to lose a dispute over, have a qualified lawyer in your jurisdiction review it before it is signed.

How to use this template

1. Read it end to end and delete any clause that does not apply to you. Blanks are shown as a grey label on a line.
2. Need the other party to sign too, with an audit trail and a tamper-evident seal? That is what the paid product does.

Cleaning Services Contract

This Cleaning Services Contract (this "Agreement") is made on [Date] between [Client's full legal name] of [Property address where cleaning is performed] (the "Client", and that address, the "Property") and [Cleaner's full legal name or business name] of [Cleaner's address] (the "Cleaner").

The Client engages the Cleaner to clean the Property on the recurring schedule set out in clause 3, covering the tasks described in clause 2, on the terms in this Agreement (the "Services"). This Agreement covers residential cleaning of the Property only; it does not cover a commercial or after-hours premises engagement, and it does not cover outdoor or lawn work.

1. The Parties and Their Contact Details

The Client can be reached at [Client's telephone number] and [Client's email address] , and shall tell the Cleaner of any change to these details, or to who lives at or regularly visits the Property, that could affect a scheduled visit.

The Cleaner can be reached at [Cleaner's telephone number] and [Cleaner's email address] . The Cleaner provides the Services as an independent contractor, not as an employee of the Client, and may assign the visit to [Number of cleaning staff who may attend, e.g. one (1) or a team of up to three (3)] of its own staff or subcontractors, each bound by this Agreement's confidentiality and care obligations, unless the Client and Cleaner agree in writing that only a named individual may attend.

2. Scope of Cleaning Services

Each visit covers the rooms and tasks checked below. Anything not checked, and anything on the excluded list, is outside the Services and is not performed unless both parties agree to it in writing as an additional task under an agreed additional fee.

(a) Kitchen:

[Kitchen tasks included, e.g. counters, sink, stovetop, exterior of appliances, floor]

(b) Bathrooms: [Bathroom tasks included, e.g. toilet, tub/shower, sink, mirror, floor]

(c) Bedrooms:

[Bedroom tasks included, e.g. dusting, vacuuming, making beds with linens left out]

(d) Living and common areas:

[Living area tasks included, e.g. dusting, vacuuming, mopping hard floors]

(e) Additional rooms or areas:

[Any additional rooms included, e.g. home office, laundry room, or write "none"]

(f) Recurring-visit tasks not performed every time (state frequency for each):

[Deep-clean or periodic tasks and how often, e.g. inside oven monthly, inside refrigerator quarterly, baseboards quarterly, or write "none"]

(g) Expressly excluded from every visit, available only as a separately priced add-on if the Client requests it in advance:

[Excluded tasks, e.g. inside-oven deep clean, exterior windows, carpet shampooing, biohazard cleanup, laundry, dishes]

3. Recurring Schedule

Beginning [Start date for recurring visits], the Cleaner shall clean the Property [Frequency, e.g. weekly, every two weeks (biweekly), or monthly], on [Day of the week or date each visit occurs], arriving between [Arrival time window, e.g. 9:00 a.m. and 11:00 a.m.]. Each visit takes approximately [Estimated length of each visit], depending on the Property's condition on arrival.

This Agreement continues on that recurring schedule until ended under clause 9. Either party may request a one-time change to a scheduled visit — a different date, an added deep-clean task, or a skipped visit — by

[How schedule changes are requested, e.g. text message or the Cleaner's booking app] at least [Notice required to change a scheduled visit, e.g. forty-eight (48) hours] before the affected visit; a change requested with less notice is accommodated only if the Cleaner is able to do so.

If a scheduled visit is skipped or rescheduled, the next visit still follows the frequency in this clause measured from the visit actually performed, unless the parties agree otherwise in writing.

4. Property Access

The Cleaner shall access the Property by

[Access method, e.g. a key held by the Cleaner, a door code, a lockbox, or the Client being present to let the Cleaner in].

Where the Client will not personally be present for a scheduled visit, access details are:

[Access details, e.g. lockbox location — do not write a code here if this document will be stored insecurely; provide it separately].

The Cleaner shall keep any key, fob, code or access device secure, shall not copy it, shall not label it with the Client's name or address, and shall use it only to enter the Property for a scheduled visit. On leaving, the Cleaner shall lock all doors used for entry and re-arm any alarm the Client has asked to be re-armed, and leave the Property secured exactly as instructed.

If the Cleaner cannot gain access at the scheduled time — through no fault of the Cleaner's — the visit is treated as a late cancellation under clause 6, and the Cleaner shall try to reach the Client before leaving.

If this Agreement ends, or the Client asks in writing, the Cleaner shall return all keys

and access devices within

[Number of days to return keys after this Agreement ends, e.g. seven (7)] days. If a key or device is lost, the Cleaner shall tell the Client immediately and shall meet the reasonable cost of replacing it and, where the Client reasonably requires it, of re-keying the affected lock.

The Client shall disclose anything the Cleaner should know before entering unsupervised, including: alarm codes and how to arm and disarm the system, pets on the Property and whether they are secured during the visit, and any area of the Property that is off-limits. The Client's disclosures are:

[Alarm, pet and off-limits-area instructions, or write "none"] .

5. Cleaning Supplies and Equipment

[Write "The Cleaner" or "The Client"] shall supply the cleaning products, tools and equipment (such as a vacuum, mop and cleaning solutions) needed to perform the Services, except for the following, which [Write "the Client" or "the Cleaner"] shall supply instead:

[List any supplies the other party provides, e.g. toilet paper and trash bags, or write "none"] .

Where the Client requests a specific product — for a surface, allergy or sensitivity reason, or a green-cleaning preference — the Client shall state it here, and the Cleaner shall use it in place of the Cleaner's standard product for the affected task:

[Client-requested products or preferences, or write "none"] .

The party supplying equipment under this clause is responsible for that equipment's condition and safe use. The Cleaner shall tell the Client promptly if a product the Client supplied appears unsuitable or unsafe for the surface it is intended for, and may decline to use it.

6. Fees, Payment, Cancellation and Rescheduling

The Client shall pay the Cleaner

[Rate, e.g. \$120 per visit, or \$0.10 per square foot per visit] per visit under the schedule in clause 3. A one-time deep clean, move-in/move-out clean, or add-on task under clause 2 is charged separately at [Rate for deep cleans or add-on tasks] .

Payment is due

[When payment is due, e.g. at the end of each visit, or by invoice within seven (7) days] , by [Accepted payment methods] . An amount unpaid [Number of days before a late fee applies, e.g. seven (7)] days after it falls due carries a late fee of [Late fee] , and the Cleaner may suspend further visits until the account is settled.

Either party may cancel a single scheduled visit at no charge by giving at least [Notice required to cancel a visit without charge, e.g. twenty-four (24) hours] notice. A visit cancelled with less notice, or where the Cleaner cannot access the Property under clause 4, is charged at [Late-cancellation or lockout fee, e.g. fifty percent (50%) of the visit rate, or the full visit rate] .

Either party may end the recurring schedule in clause 3 by giving [Notice to end the recurring schedule, e.g. two (2) weeks] written notice, without affecting fees already owed for visits performed.

7. Liability for Damage and Breakage

The Cleaner shall perform the Services with reasonable care. If the Cleaner damages or breaks an item at the Property while performing the Services, the Cleaner shall tell the Client of the damage no later than the end of that visit, whether or not the Client is present, and shall repair or replace the item, or reimburse its fair market value, at the Client's choice.

The Cleaner is not liable for: pre-existing damage, wear, staining or defects not caused during the visit; damage to an item that was not stored, secured or in the condition normally expected for the task performed on it (for example, a loose fixture, an item left in a fragile or overloaded state, or an unusually delicate surface the Client did not flag under clause 5); or loss or damage the Client does not report within [Number of days to report damage discovered after a visit, e.g. forty-eight (48)] hours of the visit at which it says the damage occurred.

The Cleaner's insurance position is as follows:

[Cleaner's liability insurance and bonding, with insurer and policy number, or state that the Cleaner is not insured] .

The Client confirms having been told this before signing.

The Cleaner's total liability under this Agreement for any single visit is limited to [Limit on the Cleaner's liability per visit, e.g. the greater of \$500 or the fee paid for that visit] .

Neither party is liable to the other for indirect or consequential loss. Nothing in this clause limits any liability that cannot lawfully be limited, including liability for death or personal injury caused by negligence, or for theft.

If the Client believes an item is missing after a visit, the Client shall tell the Cleaner within the period stated above so the Cleaner can investigate before the next visit takes place.

8. Standard of Care and Independent Contractor Status

The Cleaner shall perform the Services in a professional and workmanlike manner consistent with generally accepted residential cleaning standards, using the products and equipment described in clause 5 in accordance with their manufacturer instructions.

The Cleaner is an independent contractor and not an employee of the Client, controls the manner and means by which the Services are performed, and is responsible for the Cleaner's own taxes, insurance and any statutory contributions arising from the fees paid under this Agreement. The Client shall not direct the day-to-day manner in which the Cleaner performs the tasks in clause 2, beyond stating the scope and any preferences under clause 5.

Each party shall treat as confidential anything it learns about the other through this Agreement, including details of the Property, the household, and access information under clause 4, and shall not disclose it to anyone other than as needed to perform or receive the Services.

9. Term and Termination

This Agreement takes effect on the date of the last signature below and continues on the recurring schedule in clause 3 until ended under clause 6 or this clause.

Either party may terminate this Agreement immediately on written notice if the other commits a material breach that is not remedied within [Cure period, e.g. seven (7)] days of written notice describing the breach, or if the Cleaner reasonably believes the Property is unsafe to work in. On termination, the Client shall pay for all visits already performed, and the Cleaner shall return any keys or access devices under clause 4.

Clauses 4, 6, 7, 8 and 10 survive termination, together with any other provision that by its nature is intended to survive.

10. Governing Law and General

This Agreement and any dispute arising out of it are governed by the laws of [Governing law, e.g. the State of Ohio]. The parties submit to the exclusive jurisdiction of the courts of [Jurisdiction].

This Agreement is the entire agreement between the parties about the cleaning of the Property and replaces any earlier understanding on that subject. It may only be amended in writing signed by both parties. Neither party may assign it without the other's written consent.

If any provision of this Agreement is held unenforceable, the rest continues in force. A

failure to enforce a provision is not a waiver of it. Notices under this Agreement may be given by email or text message to the contact details in clause 1 and take effect when sent.

11. Signatures and Effective Date

The parties may sign in counterparts and by electronic signature, each of which is an original and all of which together form one agreement. Each party confirms that they have read this Agreement, that the details entered in it are accurate, and that they have received a copy.

In agreement with the terms above, the parties have signed below on the dates written beside their signatures.

Client

Signature:

Printed name:

Date:

Cleaner

Signature:

Printed name:

Company:

Title:

Date: