

Hello Tim,

Thank you for your interest in working with Thomson Management, LLC. We have thoroughly reviewed your requirements and I'm confident that we can knock the ball out of the park for Bigrock Holdings Group.

Please look over this proposal carefully and reach out to your account manager with any questions. We wait excitedly to hear back from you!

--

John Thomson
Lead Estimator/Business Development
333-333-3232

Thomson Management

The Thomson Guarantee

My name is Taylor Thomson and I founded Thomson Management 20 years ago with my brother John.

In the early days, things looked a lot different, but as we grew in our expertise our founding principles have remained unchanged:

- **Problem Solvers:** We're here to help and promise to think critically as we work through your properties
- **Respect:** Our team is trained to treat customers with white glove service
- **Meaningful Relationships:** As we work with you and our team, we endeavor to do much more than simply finish the job. You care about your assets and we like to treat the properties we manage with an owner's mentality.

Here's our simple guarantee: if we fail to live by these values, I will personally meet with you to address any concerns.

We're looking forward to a longstanding business relationship.

Taylor Johnson



Scope of Work

One-Time Work

Unit A Kitchen Remodel

\$20,000

Remodel Kitchen in unit A:

- \$20,000 budget
- \$2k for renter-grade appliances
- \$5K for materials
- \$13K labor

Landscaping

\$6,250

Complete the following work:

- Add river rock all around the property between the sidewalk and the building exterior
- Fix grading where needed
- Install shrubs/plants (\$1,200 spending budget)

☒ New Waterheater

\$3,250

Purchase and install a commercial water heater to service units A-D. \$2,000 budget for heater/parts.

Ongoing Outdoor Services

☒ Lawn Care

\$215/Month

- Mow and trim lawn 1-2 times per month as needed
- Apply fertilizer/seed twice a year
- Rake/collect leaves in fall

Annual commitment required

Modifications

☐ Additional seeding/fertilizing —

\$10 × 3

 \$30/Month

☒ Irrigation System

\$50/Month

- Winterization in the fall
- Dewaterization/backflowing testing in the spring
- Bi-monthly inspection
- Monitor watering and adjust sprinkler time as needed

☒ Snow Removal

\$1,500

- Remove snow from sidewalks as needed
- Plow snow in parking lots (max 10 times during winter season)

Price is annual cost.

One Time

Total(s) \$31,000

Recurring Monthly

Total(s) \$265

Terms

Our no-fuss terms:

- 30-day notice required to cancel services (excludes services w/ annual commitment)
- We bill at the end of the month for the services of the following month
- Payments are net30
- Client must provide adequate property access

Both parties agree to the terms and conditions outlined above.

COMPANY	CLIENT/CUSTOMER
<div>Full Name</div>	<div>Full Name</div>
<div>Title</div>	<div>Title</div>
<div>Business Name</div>	<div>Business Name</div>
<div>Signature</div>	<div>Signature</div>
<div>Date</div>	<div>Date</div>