
ADDITIONAL PROPERTY LANDSCAPE MONITORING OPTIONS:

For the past couple years, we have been addressing Utah's severe drought condition and local watering restrictions that have affected our landscaping.

We have been surveying our owners and residents for possible solutions, such as Utah Property Solutions taking over lawn care or offering incentives for maintaining a well-maintained lawn. However, due to higher living costs, residents are unable to hire our landscapers to care for their lawns.

To ensure the landscaping is properly cared for, we have decided to offer a few options starting in spring 2023. Below are the two options for you to choose from. If you wish to not select one of the options, you acknowledge that your property landscaping may be at risk.

Below are the options to choose from:

- 1.** We have partnered with three lawn care companies to provide property coverage within our management service areas. For an estimated 13-week cut season, the average weekly service has been \$60. This will cost \$780 from May to September and includes weekly visits to ensure the sprinklers are working correctly, the landscaping is getting sufficient watering, and the property looks nice.
- 2.** The alternative option is bi-weekly property visits, where our inspection team will drive past the property every two weeks to document its condition. This option does not include lawn care but allows us to monitor the yard's health and issue violations if necessary. If we find problematic situations, we may need one or two more follow-ups to make sure the issue is being resolved. The estimated cost for this option is \$450 (\$50/each) for 8-10 bi-weekly drive-by inspections from May to September.

While in the past our residents have been good at maintaining their landscaping, rising living costs and water restrictions have made it difficult for them to care for their lawns. We cannot wait until our normal renewal inspection to address these issues as it may be too late to recover the lawn and other vegetation. By implementing these two options, we hope to ensure that our properties are well-maintained and that your investments are protected.

- 3.** If options 1 or 2 don't interest you, please recognize the potential risk. We respect your decision not to opt for additional services. Our primary objective was to find reasonably priced solutions that allow us to monitor your property more closely during times of greater risk.

Please recognize that the security deposit held by Utah Property Solutions may be insufficient to cover any landscaping damage caused by tenants occupying your investment property during the spring, summer, and fall seasons.

- I would like the bi-weekly drive by inspections during the hotter months. (Estimated at 8 for \$400/year)
- I would like the weekly lawn care option during the “cutting season”. (Estimated at 13 for \$780/year)
- I do not want either of the options. (I recognize and understand the increased risks of not selecting additional monitoring options)
- My property landscaping is maintained by an HOA. These options do not apply.

OWNER SIGNATURE:

DATE: