

Cleaning Service Agreement

This agreement is made on [DATE] between [CLEANING BUSINESS NAME] ("Cleaner") and [CLIENT NAME] ("Client") for cleaning at [PROPERTY ADDRESS] ("the Property"), a [HOME / OFFICE / RENTAL UNIT / OTHER].

1. Cleaning tasks

At each visit, Cleaner will do the tasks checked below.

- ☐ Kitchen: counters, sink, stovetop, outside of appliances, floor
- ☐ Bathrooms: toilet, shower and tub, sink, mirrors, floor
- ☐ Bedrooms, offices and living areas: dust reachable surfaces, tidy, make beds
- ☐ Floors: vacuum carpets and rugs, mop hard floors
- ☐ Trash: empty bins and replace liners
- ☐ Extras: [INSIDE OVEN, INSIDE FRIDGE, INSIDE WINDOWS, LAUNDRY, OTHER]

Not included unless added in writing: [OUTSIDE WINDOWS, MOVING HEAVY FURNITURE, MOLD, BIOHAZARDS, OTHER].

2. Schedule

[ONE-TIME / WEEKLY / EVERY OTHER WEEK / MONTHLY] visits on [DAY], arriving between [TIME] and [TIME], starting [START DATE].

3. Price and payment

[\$ AMOUNT] per visit [OR \$ AMOUNT PER HOUR, ABOUT NUMBER HOURS]. Payment is due [AT EACH VISIT / WITHIN NUMBER DAYS OF THE INVOICE] by [CASH / CHECK / CARD / BANK TRANSFER]. Cleaner gives at least [NUMBER] days' written notice before changing the price.

4. Supplies

Cleaner brings its own supplies and equipment, unless Client asks Cleaner to use these products: [LIST, OR "NONE"].

5. Access, keys and pets

Client gives Cleaner access by [KEY / DOOR CODE / SOMEONE HOME]. Cleaner keeps keys and codes private and returns keys when this agreement ends. Pets and instructions: [DESCRIBE, OR "NONE"].

6. Cancellations and lockouts

Either party gives at least [NUMBER] hours' notice to cancel or move a visit. If Client cancels later than that, or Cleaner cannot get in, Client pays a [\$ AMOUNT] fee.

7. Satisfaction

If Client is not happy with an area, Client tells Cleaner within [NUMBER] hours of the visit and Cleaner re-cleans that area at no charge.

8. Damage and breakage

Cleaner [CARRIES / DOES NOT CARRY] liability insurance. Client reports damage within [NUMBER] hours. Cleaner repairs or pays for damage its staff cause by carelessness, up to [\$ LIMIT, IF ANY]. Cleaner is not responsible for normal wear, items that were already damaged, or valuables Client did not put away.

9. Independent business

Cleaner is an independent business, not Client's employee, and is responsible for its own staff, pay and taxes.

10. Term and ending

Either party can end this agreement with [NUMBER] days' written notice. Client pays for visits completed up to then.

11. Entire agreement and governing law

The laws of the State of [STATE] govern this agreement. This document is the whole agreement between the parties and replaces any earlier understanding. Changes must be in writing and approved by both parties. If a court finds any part unenforceable, the rest stays in effect. The parties agree to sign electronically, and an electronic signature counts the same as a handwritten one.

Client

Signature

Printed name

Date

Cleaner

Signature

Printed name and title

Date

Template from Esight (esight.com), October 2026. A starting point, not legal advice. State and local rules differ on licensing, insurance and cancellation fees. Have a lawyer in your state review it before you rely on it.