

Common-Area Exterior Program

Apartment communities and HOAs, Portland metro.

Monthly, insured, photo-reported.

HomeHaven Northwest

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homehavennw.com/commercial

WHAT IT IS

One monthly visit that covers the outside jobs a landscaper will not do and a porter cannot: the equipment work. Flat pricing by property size, a 12-month agreement billed net 30, and a before-and-after photo report to the manager after every visit.

ONE VISIT A MONTH

- **Trash enclosures:** pad and walls pressure washed, degreased and deodorized, litter picked up.
- **Pet stations:** emptied, relined and restocked with bags, plus spot pickup on common lawns and paths.
- **Breezeways, stairwells, entries:** blown down, cobwebs off fixtures and railings, parking-edge litter sweep.
- **Rotating pressure wash:** entries, mailbox kiosk, pool deck, walkways. One zone per visit, the whole property each year.
- **Photo report:** before and after of everything touched, with notes on anything that needs attention.

FLAT MONTHLY PRICING

Tier	Property size	Monthly	Adds
Essentials	8 to 30 units, 1 to 2 enclosures	\$395	Core visit, one wash zone
Standard	31 to 80 units, 2 to 3 enclosures	\$695	Gutter checks, clubhouse windows, two wash zones
Full	81 to 150 units, 3 to 5 enclosures	\$1,195	Quarterly full walkway wash, pool deck, priority storm cleanup

One-time reset clean of every enclosure and station before the first monthly visit: \$250 to \$600 by size. Add-ons at standard rates: extra enclosure \$60/mo, extra pet station \$25/mo, walkway and breezeway washing \$0.30/sq ft, building softwash \$0.22/sq ft, gutters \$2/linear ft. Single-family HOAs without enclosures: quarterly common-area program from \$450 a visit (entry monuments, mailbox kiosks, sidewalks, clubhouse gutters and windows).

INSURANCE AND PAPERWORK

General liability \$1,000,000 per occurrence / \$2,000,000 aggregate (Everspan Insurance Company, policy through August 2027). Blanket additional insured for managers and lessors of premises. Waiver of subrogation. Certificate issued in your entity names on request. Net 30 invoicing with the photo report attached.

HOW WE START

1. A 15-minute walk with you or your maintenance lead: enclosures, stations, and where residents complain.
2. Free first visit: assessment with photos, then the scope and price for that property the same day.
3. Reset clean, then the monthly visit on a fixed day with the report in your inbox every time.



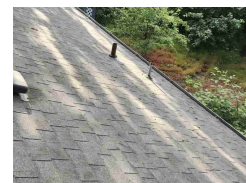
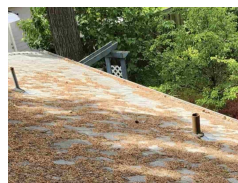
Max Brown, owner

I do the property walk, the work, and the follow-up. Portland local, 65+ five-star Google reviews. One number, answered.

REAL HOMEHAVEN JOBS



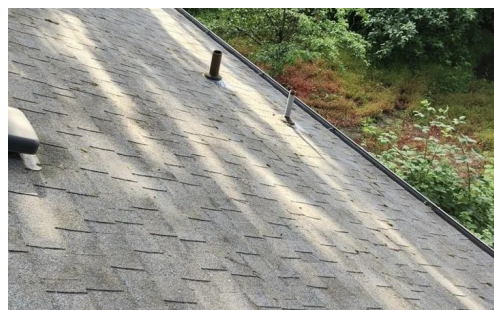
Roof moss treatment, before and after



Roof cleaning, before and after



Window cleaning



Gutter cleaning