

PREPARED FOR CORNERSTONE RESIDENTIAL · COMMUNITY & PROPERTY TEAMS · AUGUST 2026

Recurring building care, one accountable vendor.

Halo Facility Services delivers common-area cleaning, quarterly HVAC preventive maintenance, make-ready turn cleaning, and on-call property services for multifamily communities across Washington County. Vetted, insured local crews work under our supervision with photo-documented quality control, and you receive one consolidated invoice. The rates below are our standard pricing.

Recurring common-area care

SCOPE	MONTHLY
Leasing office / clubhouse, 2 visits per week	from \$395
Leasing office / clubhouse, 3 visits per week	from \$575
Full common-area program (corridors, amenity spaces, restrooms, fitness)	quoted at walk

Same crew every visit, a written checklist per visit, and a photo log your community manager can pull up any time.

Make-ready turn cleaning

UNIT	PER TURN
Studio / 1 bedroom	\$165
2 bedroom	\$195
3 bedroom	\$225
Deep clean add-on	+\$60

- 48-hour turn SLA from key receipt, in writing.
- Photo log per unit, before and after.
- Two-deep crew bench, so a heavy turn month never stalls your make-readies.

Why property teams work with us

- **Complete vendor file before the first visit** — W-9, COI with \$1M general liability, workers' comp, additional-insured status. No chasing paperwork.
- **One consolidated monthly invoice**, coded to your GL or Yardi chart. One W-9, one COI file, one invoice — instead of a stack of them.
- **Response-time SLAs in writing** for every service line.
- **Photo-documented quality control** on every visit, summarized in a monthly report you can forward to owners.

Next step: a 30-minute property walk

Thirty minutes on site with your community manager and maintenance lead. We confirm scope, counts, and access, then return a fixed pilot quote within 48 hours. Nothing starts until you countersign.

Quarterly HVAC PM + filter program

from \$9.50 per unit, per round · \$1,295 minimum

Every quarter we replace all filters, check coils and condensate lines, visually inspect each unit, and hand you a written report flagging anything trending toward a failure. Most properties we walk pay nearly this much for filter changes alone, with no inspection attached — this puts the prevention and the paper trail under one number, confirmed at the walk from unit count.

Add-on menu

SERVICE	RATE
Day porter	\$28/hr, 10-hr/wk blocks
Pressure washing	from \$0.15/sqft, \$350 min
Windows (ground level)	from \$250/visit
Punch & make-ready handyman	\$65/hr or flat bids
Emergency response line	included*

*Included with any recurring package. \$95 dispatch plus time and materials after hours.

The 90-day pilot

- **90 days, cancel anytime.** Nothing else you run has to change.
- Response SLAs in writing, with a **5% monthly credit** if we miss twice.
- COIs on file before the first dispatch.
- One consolidated invoice, net-30.
- Start with one community or one service line. We expand only if we earn it.

HALO FACILITY SERVICES · SIGNATURE / DATE

CORNERSTONE RESIDENTIAL · SIGNATURE / DATE

Sam Westfall — Principal

Halo Facility Services · St. George, Utah

(435) 531-0533

sam@omnirasystems.com