

90-DAY PILOT

Make-Ready & Recurring Services — 90-Day Pilot Proposal

Prepared for **The Vue at Desert Color** · PEG Property Group · St. George, Utah · August 5, 2026 · Rates valid 30 days

In lease-up, move-in readiness sets the pace of the whole property. Our job is simple: every unit clean, documented, and turn-ready inside 48 hours, from crews that show up because there is always a second crew behind them.

Turn cleaning, flat per-unit rates

UNIT TYPE	FLAT RATE
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** delivered on completion, so your team approves without walking every door.
- **Two-deep crew bench** on cleaning, so a call-out never stalls a move-in.

Office, model & clubhouse cleaning

Leasing office and model units from **\$395/mo** (2 visits/week) or **\$575/mo** (3 visits/week); clubhouse and amenity spaces scoped at the walk. The leasing office and models are the sales floor — we keep them tour-ready on a fixed schedule, with the same photo log as every turn.

Quarterly HVAC PM + filter program

From \$9.50 per unit, per round (\$1,295 minimum): filters, coil and condensate service, visual PM, and a written condition report — exact per-round price confirmed at the property walk from unit count and system access. For about what filter changes alone typically cost per unit, this adds the inspection and the paper trail.

Also on the bench: day porter (\$28/hr, 10-hr/week blocks), pressure washing (from \$0.15/sq ft, \$350 minimum), punch and make-ready handyman (\$65/hr), and a 24/7 emergency line included with any recurring package (\$95 after-hours dispatch plus time and materials).

Next step: a 30-minute property walk this week

We walk the property with you, confirm unit mix, scope, and access procedure, and finalize the schedule. We can take our first turns within days of a signed pilot. Nothing else at the property changes.

Why on-site teams pick us

- **A bench, not a guy.** Every scheduled service has a vetted backup crew. When one crew falls through, your schedule does not.
- **Paper before dispatch.** COIs (\$1M general liability, workers' comp, additional insured) and W-9s are on file before anyone sets foot on the property. No chasing certificates, ever.
- **One consolidated invoice,** coded to your GL or Yardi codes, in the format your accounting stack wants. One vendor to set up, one invoice to approve.
- **SLAs in writing, with automatic credits.** If we miss a response SLA twice in a month, you receive a 5% credit on that month's invoice. No arguing, no asking.
- **Documented quality control.** Photo logs on every visit feed a monthly service report your team can forward upstream as-is.

Pilot terms

- **90 days,** starting at your first turn or scheduled visit.
- **Cancel anytime** with written notice. No term commitment.
- **No setup, onboarding, or mobilization fees.**
- **COIs on file before first dispatch,** to your insurance standards.
- **Net-30,** one consolidated monthly invoice.

PROPERTY MANAGER, THE VUE
AT DESERT COLOR —
SIGNATURE

DATE

SAM WESTFALL, HALO
FACILITY SERVICES —
SIGNATURE

DATE

Sam Westfall — Principal

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