



RESIDENTIAL AIR CONDITIONING SERVICE CONTRACT AGREEMENT

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Every year, grass clippings, dirt and bugs build up and reduce your air conditioner's efficiency. Corrosion can poke holes in your refrigerant lines. Worst of all, when you lose cooling capacity, you may not know that you're in trouble until you really need your system. To help combat unforeseen issues, we offer the following service contracts:

Air Conditioning Preventive Maintenance and Inspection - \$140.00 per unit:

A yearly Cooper's inspection will save you money, prevent problems and extend the life of your system. The allotted time for this service is approximately 1 ½ hours. Additional work performed (not described below) will be invoiced for time, at our prevailing rate, plus materials. To keep your system operating at peak performance, we will:

- Prepare the whole system for summer operation
- Inspect and adjust refrigerant controls
- Inspect safety controls
- Check for refrigerant and/or oil leaks (refrigerant not included)
- Check belts and adjust tensions
- Check air filters
- Check and record operating pressures and temperatures
- Inspect and lubricate electric motors
- Check compressor, evaporator motor, condenser motor, amperage and voltage
- Clean condenser and evaporator coils if necessary

Note: Refrigerant, coil cleaners and any parts (including labor) are billable items.

Gold Air Conditioning Plan - \$270.00 per unit:

A Preventive Maintenance Plan

Our gold plan includes the preventive maintenance and inspection as shown above plus all labor on service calls throughout the cooling season.

Parts or refrigerant are not covered and will be billed accordingly. Labor is not covered, if the system failure is a result of 1) a fuse needs to be replaced, 2) a circuit breaker needs to be reset, or 3) the thermostat is not set properly. This plan does not cover labor for out of warranty compressors. Labor is not covered to replace cooling coils. Labor is not covered for refrigerant leak detection.

Platinum Air Conditioning Parts Coverage - \$490.00 per unit (A/C) \$670.00 per unit (Heat Pump):

Our platinum plan covers most things that typically go wrong with your system and includes preventive maintenance and inspection. When you combine this coverage with one of our heating plans you save \$50.00.

PARTS

- Compressor (if in warranty)
- Condenser Coil (if in warranty)
- Condenser Fan Blades
- Condenser Fan Motor Wiring
- Condensate Pumps
- Contactor
- Crankcase Heaters
- Expansion Valve
- High pressure control
- Holding Relay
- Internal Condensing Unit Wiring
- Low Pressure Control
- Motor Protectors
- Motor Starters
- Starting Capacitors
- Outdoor Unit Relays
- Potential Relay
- Rain Shield
- Running Capacitors
- Standard Thermostat
- Standard Thermostat Subbase
- Starting Capacitors
- Starting Relay
- Time Delay Control
- Time Relays
- Transformers

Refrigerant and Refrigerant Leak Detection (including labor) are billable items.

Labor for installation of condensers, evaporator coils, compressors and refrigerant leaks are billed at our normal rates or predetermined pricing. A/C coverage runs May 1 through October 15. Heat Pump coverage runs January 1 through December 31.

All air conditioning maintenance and inspection service will be performed during regular business hours:
Monday thru Friday, 8:00 a.m. to 4:30 p.m.

COOPER'S GENERAL TERMS AND CONDITIONS

This plan is available to Cooper's customers provided their account is kept current. Contract must be paid in full within 30 days of invoice date or contract will become null and void. There shall be no obligation upon the Company to perform any service or provide parts after termination of this agreement. All plans will automatically renew annually, unless either party gives at least 30 days prior written notice of termination. Upon termination, there shall be no refund or credits allowed. Agreements are transferable to new occupant subject to Company approval.

The Company reserves the right to inspect the equipment covered under this Plan. Any repairs required to place the equipment in acceptable condition are excluded from Plan and will be charged separately. Plan will become effective on receipt of payment. The cleaning, preventive maintenance and inspection will be performed at our convenience, during the one-year term of this Agreement unless a specific date is requested by the customer. Service Contract labor is performed Monday through Friday, 8:00 a.m. to 4:30 p.m.. Service rendered at times other than specified herein will be billed at 1 ½ times our regular rates.

The Company and customer hereby expressly agree that the Company's entire liability and the customer's exclusive remedy under this Plan are limited to the replacement of parts as listed and any labor or material necessary to fulfill this Agreement. The Company shall not be liable for any loss, damage or injury caused by defective material or parts purchased and installed by the Company or any material or parts not installed by the Company.

Our obligation to furnish any part is subject to its availability through normal sources of supply. Replacement of obsolete items for which parts are not available will be done on a time and material basis. Further, the Company shall not be liable for personal injury (including death) arising from the performance of services mentioned herein unless caused solely by its negligence; nor shall the Company be liable for any loss, damage or injury caused by failure or delay in performing services when such failure or delay arose from causes beyond its control.

The Company will not assume any responsibility for any equipment serviced by anyone other than duly authorized by the Company and the customer agrees to accept responsibility for any loss, damage or injury caused by such unauthorized service. This plan does not include the cost of labor and/or material resulting from the acts of God (floods, lightning, fire, etc.) or electrical failure, water damage of any description, labor or transportation difficulties, wars, riots, or local, State or Federal Acts or requests.

The Company shall not be liable for damages or losses caused by a malfunction or failure of equipment or other conditions resulting from delays or failure to render service or for damage resulting to unoccupied buildings. The Company shall be liable only for loss, damage or injury attributable directly and solely to its negligence. Repairs involving labor or parts not covered under this plan will be billed at our established rates. Service calls resulting from blown fuses or circuit breakers, emergency switch turned off, thermostat not properly set, faulty thermostat batteries or electrical power failure are not covered.

Special contracts are available for commercial or larger units. Rooftop units are subject to a \$75.00 fee. Additional zones are subject to a \$15.00 fee. All promises and understandings are contained in this agreement. No additional promises on the part of the Company or modifications to this Agreement shall be binding unless made in writing and executed by an authorized representative of the Company. Please contact our office should changes be required.

Customer's Signature: _____ Date: _____

Printed Name: _____ Cooper's Employee: _____