

Owner-Selected Vendor Waiver

Property Address: _____

Owner Name: _____

Vendor Name (if known): _____

Project Description (if applicable): _____

Acknowledgment & Waiver

I, the undersigned OWNER of the property listed above, acknowledge that I have chosen to use a third-party vendor who is **not part of ConnectAll PM's preferred vendor network**.

By signing below, I agree to the following:

1. **Responsibility:** I assume full responsibility for selecting and coordinating with the vendor, including verifying licenses, insurance, scope of work, and performance standards.
2. **Liability Waiver:** I understand and acknowledge that ConnectAll PM is **not liable** for:
 - The quality, timeliness, or completion of the vendor's work
 - Any damages, losses, or delays resulting from the vendor's actions or inactions
 - Injury or legal claims arising from the vendor's conduct or presence at the property
3. **Vendor Communication & Documentation:** I will ensure that the vendor:
 - Provides proof of valid license and insurance
 - Communicates timely updates to ConnectAll PM as needed
 - Submits completion photos and other relevant documentation upon finishing the job
4. **Access & Communication:** I understand that ConnectAll PM is not obligated to provide scheduling, access, or on-site support for the vendor unless otherwise agreed in writing.
5. **Emergency Disclaimer:** This waiver does not apply to emergency maintenance, where ConnectAll PM may override vendor selection to protect property and resident safety.

Owner Signature: _____ Date: _____