

# House Sitting Agreement

Date this agreement takes effect on:	
Date this agreement ends on:	
Home owner(s) name: Address of the property covered by this commitment:	
Home owner(s) contact information while away:	
House sitter(s) name: Address:	

The home owner(s) gives the house sitter(s) permission to occupy the above premises as long as they abide by the conditions of this agreement.

This is not a lease. Both parties agree that the house sitter(s) only has a license to occupy the premises according to the terms and conditions of this agreement and has no legal interest in the premises.

## 1. The Premises

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### 1.1 The home owner(s) agrees:

- to provide the house sitter(s) with at least seven days notice of any change to the agreed dates of the house sitting assignment or for an inspection of the premises
- that the premises will be in a habitable condition for the house sitter(s) to move in on the agreed first day of the house sitting assignment
- to understand it is the home owner(s) choice and responsibility to ensure there is adequate insurance coverage to protect against any major damage or loss to the property, premises and its contents. Home owners are advised to check with their insurance provider that there is continuation of insurance coverage during the period the house sitter(s) occupy the premises

### The house sitter(s) agrees:

- not to allow any person not listed in this agreement to live at the premises without the home owner(s) written permission
- to be responsible for any act by any person the house sitter allows on the premises who breaks any terms of the agreement
- not to use the premises, or allow the premises to be used, for any illegal purpose
- not to interfere, or allow others to interfere with the reasonable peace, comfort or privacy of neighbours
- not to keep any animal on the premises other than those listed in this agreement without the permission of the home owner(s)
- not to cause or allow any damage to the premises and to notify the home owner(s) as soon as possible of any problems that arise to the premises or animals
- to keep windows and doors locked where appropriate and ensure that any other security measures in the premises are used effectively
- to keep the house as clean and tidy or better and leave the premises in the same condition or better as at the start of this agreement (fair wear and tear expected)

1.2 Nominated local contact person for emergency, questions, and who will have back-up access with spare keys to the premises and whom can act on behalf of the home owner(s):

1.3 Visitors policy

The home owner(s) authorize the house sitter(s) to have visitors at the property for socializing or overnight visitors to the property with the following terms and conditions:

1.4 Occupying the premises

Describe the expectation of amount of time that the house sitter(s) are permitted to be away from the property or pets/animals:

1.5 Emergency house sitting replacement

Should the house sitter(s) incur a personal emergency and must terminate the assignment earlier than agreed, describe the backup plan for house sitting replacement:

**2. Expectations and Duties for Animal Care**

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The home owner agrees:

- to provide all instruction and details regarding the care of each pet/animal listed in this commitment
- to provide for any pets/animals all food and sundry supplies needed (treats, toys, insect control and other medicine, bedding, exercise and cleaning equipment)
- to reimburse the house sitter(s) for any food or supplies bought for the pets/animals that was necessary
- to reimburse for any services provided by a qualified veterinarian in the treatment and care of the pets/animals

The house sitter agrees:

- to make every reasonable effort to ensure the good health, comfort, safety and happiness of the pets/animals listed and to follow the home owner(s) instructions as far as possible in the care of the pets/animals

2.1 List and describe all expectations, duties, and responsibilities for pet/animal care that the house sitter(s) are to perform during the term of this assignment:

**ANIMAL CARE**

- Daily routine
- Rules, commands or discipline
- Personality traits, anything to be aware of
- Health issues or medications with dosage information
- Exercise and playtime
- Vet records and animal certificate or license (if applicable)

**VETERINARIAN INFORMATION**

- Regular veterinarian contact information
- Nearest 24 hour emergency animal hospital/clinic

### 3. Expectations and Duties for Property Care

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3.1 List and describe all expectations, duties, and responsibilities of the property and premises that the house sitter(s) are to perform during the term of this assignment:

- Home care and maintenance
- Lawn, garden, plants (watering, schedule and care instructions)
- Indoor or outdoor equipment
- Pool, hot tub (chemical care, cleaning, instructions for pump or other equipment for operation)
- Vehicle Care
- Mail and messages
- Updates to home owners

3.2 Supplementary projects or tasks

List and describe any extra projects or tasks beyond the expectations listed above that has been agreed between home owner(s) and house sitter(s) that will be completed during the term of this assignment. What is the compensation agreement for these supplementary tasks?

3.3 List or describe any special items that the home owner(s) authorize the house sitter(s) to use during the term of the assignment: (for example: mobile phone, bicycles, other equipment)

3.4 If there are any household services already in place such as housekeeper, gardener or pool caretaker, will these services continue during the term of assignment? How will the house sitter(s) handle payment to these caretakers?

### 4. Compensation, Expenses and Emergency Services

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4.1 House and pet sitting services are provided in exchange for living accommodations and includes the costs of normal animal and property expenses and utilities to be paid by the home owner(s) during the term of this assignment. Definition of normal property expenses and utilities include the following:

- water, gas, electricity
- excess rubbish or sanitary waste removal and recycling charges
- internet access
- cable or satellite TV
- local telephone calls and service charges
- rent or mortgage payments including taxes
- any services or maintenance associated with the property or animals that are in place at time of this agreement for example housekeeper, gardener, pool caretaker

4.2 If the house sitter(s) is permitted vehicle usage during the term of this assignment what costs will be paid by the home owner(s) and by the house sitter(s)? (for example: vehicle insurance during this term, fuel, oil and other maintenance costs)

4.3 Will the home owner(s) leave a cash fund available to the house sitter(s) for incurred expenses of household or pet care that is necessary or required?

4.4 If there are excess or emergency expenses incurred for home or pet care beyond the cash fund provided, the home owner agrees to pay either directly to the service provider or reimbursement to the house sitter(s) upon return to the property any reasonable costs that the house sitter(s) has incurred for making repairs to the property or premises or for urgent services so long as:

- the house sitter was not in breach of this agreement when the damage occurred
- the house sitter gives the home owner or their nominated contact person written details of the repairs, including receipts for any costs the house sitter(s) has incurred

4.5 Local services:

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| <ul style="list-style-type: none"><li>• Local police number</li><li>• Local fire number</li><li>• Recommended 24 hour emergency hospital</li><li>• Recommended daytime doctor/clinic</li><li>• Recommended local dentist</li><li>• Local pharmacy</li><li>• If applicable provide contact information for any preferred : Locksmith, window repair, security system, plumbing, heating, electrician</li></ul> |
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## 5. Termination of agreement

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5.1 The home owner(s) agrees:

- to give the house sitter at least seven days notice of an early termination of this agreement if the assignment is for less than six months and 28 days notice if the assignment is for six months or longer

5.2 The house sitter(s) agrees:

- not to leave the premises before the end of this agreement without written permission from the home owner(s) or nominated contact person

5.3 Both parties agree:

- that if either party persistently breaches this agreement or is placed in a compromising position which cannot be rectified, then the innocent party may terminate this agreement on 24 hours notice and termination of this agreement does not affect the right of either party to recover any monies due under the terms of this agreement

## Signatures

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The **home owner(s)** and the **house sitter(s)** enter into this commitment and agree to all its terms as stated within this commitment.

Home owner section

Name(s) and signature of home owner(s)
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Date:
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House sitter section

Name(s) and signature of house sitter(s)
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Date:
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