



House sitting agreement

Date of signing this agreement:

Address of the property covered by this agreement:

Home owner name/s:

1.

2.

Home sitter name/s:

1.

2.

3.

4.

This agreement takes effect on:

and ends on :

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

No person/s or pet/s other than those listed in this agreement are permitted to enter the premises during the term of this agreement.

Both parties agree that the house sitter only has a license to enter the premises according to the terms and conditions of this agreement and has no legal interest in the premises.

All parties to this agreement should have their own copy of this agreement, which should be signed by every person who is party to this agreement.

1. Access to the premises

1.1 The home owner agrees:

- to provide the house sitter with at least seven days notice of any change to the agreed first day of the house sitting assignment
- to provide the house sitter with seven days notice of an inspection of the premises
- that the premises will be vacant and in an acceptable condition for the house sitter to move in on the agreed first day of the house sitting assignment

1.2 The house sitter agrees:

- 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 sub-let the premises without the home owner's prior written permission
- not to allow any person not listed in this agreement to live at the premises without the home owner's written permission

2. Care of the premises

2.1 The home owner agrees:

- to ensure that the premises are reasonably clean and fit to move around in
- to provide the house sitter or the home owner's nominated contact person with a set of spare keys for the premises

2.2 The house sitter agrees:

- not to use the premises, or allow the premises to be used, for any illegal purpose
- not to cause a nuisance or allow a nuisance to be caused on the premises
- 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
- not to block any sink or drain
- not to cause or allow any damage to be caused to the premises
- to care for every item in the premises
- to maintain the grounds and garden in the same condition as at the start of this agreement
- to report any infestation of the premises to the home owner and seek advice for solutions to the problem
- to keep the premises as clean and tidy as at the start of this agreement
- to notify the home owner as soon as possible of any damage to the premises
- to leave the premises as nearly as possible in the same condition (fair wear and tear excepted) as at the start of this agreement
- to regularly feed, water and maintain any indoor plants and to keep them in at least as good a condition as at the start of this agreement
- to keep windows and doors locked where appropriate and ensure that any other security measures in the premises are used effectively

3. Care of animals

Name and describe each animal to be covered by this agreement. Describe how you would like each animal to be managed on a day-to-day basis. Include details of any medications or special treatment that each animal requires.

3.1 The home owner agrees:

- to describe in writing and in detail how any animals normally resident at the premises should be cared for
- to provide all food and sundry supplies (insect control and other medicine, bedding, exercising and cleaning equipment) for the animals, or make arrangement to reimburse the house sitter for any food or supplies bought for the animals
- to make arrangements for payment for any services provided by a qualified veterinarian in the treatment and care of the home owner's animals

3.2 The house sitter agrees:

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

Veterinarian contact details:

After hours emergency service for animals:

Pets covered by this agreement:

1.

2.

3.

4.

5.

4. Payment for utilities

4.1 The home owner agrees to pay or reimburse the house sitter for the following costs:

- all costs incurred by the house sitter in the care of the animals listed in this agreement
- all costs of emergency repairs or routine maintenance of the premises

Gas meter

date recorded

Electric meter

date recorded

Water meter:

date recorded

5. Additional terms

Any additional terms and conditions may be added to this agreement here. All parties to this agreement need to initial each additional term. See the 'Home owners checklist (Appendix B of this agreement) for additional points you may want to address here.

1.

2.

3.

4.

6. Maintenance & repairs

6.1 What are urgent repairs?

The **home owner agrees** to make payment, either directly to the service provider or as a reimbursement to the house sitter, for the following urgent repairs:

- burst water service
- blocked or broken lavatory system
- serious roof leak
- gas leak
- electrical faults
- flooding or serious flood damage
- serious storm damage
- serious fire damage
- failure or breakdown of the gas, electricity, or water supply to the premises
- failure or breakdown of any essential service for hot water, cooking, heating, or laundering
- any fault or damage that causes the premises to be unsafe or not secure

6.2 Repairs & emergency contact details

Gas service person:

Electrician:

Plumber:

Builder:

Window repairer:

Locksmith:

Local Police:

Fire service:

Nearest hospital with accident and emergency department:

Veterinarian:

Emergency 24-hour animal treatment service:

7. Staying in contact

7.1 Home owner's contact details

The **home owner agrees** to provide the house sitter with contact details for use during the term of this agreement. These contact details, whether phone or fax numbers, postal or email addresses, should remain current and functional during the term of this agreement.

The home owner can be contacted by the following methods during the term of this agreement:

Postal Address:

Email address:

Phone number::

Fax number:

7.2 Nominated contact person's details

The **home owner** may choose to nominate a third party to act on their behalf during the term of this agreement. This nominated contact person agrees to provide the house sitter with their contact details and to be readily contactable. Those details should remain current and functional for the term of this agreement.

The home owner's nominated contact person can be contacted by the following methods during the term of this agreement:

Postal Address:

Email address:

Phone number::

Fax number:

7.3 House sitter's contact details

The **house sitter agrees** to provide the home owner or the home owner's nominated contact person with their contact details and to be readily contactable. These details should remain current and functional for the term of this agreement.

The house sitter can be contacted by the following methods during the term of this agreement:

Postal Address:

Email address:

Phone number::

Fax number:

8. Termination of agreement

8.1 The home owner agrees:

- to give the house sitter at least seven days notice of an early termination of this agreement

8.2 The house sitter agrees:

- not to leave the premises before the end of this agreement without written permission from the home owner or nominated contact person
- to return all keys and other security devices on the date of termination of this agreement
- to provide the home owner or nominated contact person with a forwarding address

8.3 Both parties agree:

- that if either party persistently breaches this agreement, then the innocent party may terminate this agreement on 24 hours notice that termination of this agreement does not affect the right of either party to recover any monies due under the terms of this agreement
-

9. Signatories & witnesses

The **home owner** and the **house sitter** enter into this agreement and agree to all its terms.

Home owner/s

1. Name of home owner:

Signature of home owner:

2. Name of home owner:

Signature of home owner:

1. Name of witness:

Signature of witness:

House sitter/s

1. Name of house sitter:

Signature of house sitter:

1. Name of house sitter:

Signature of house sitter:

3. Name of house sitter:

Signature of house sitter:

4. Name of house sitter:

Signature of house sitter:

2. Name of witness:

Signature of witness:

2. House sitter expense claims

This form to be used to list the house sitter's expenses in the care and upkeep of the property and the animals listed in this agreement. The house sitter should keep an itemised list of such expenses as well as a receipt for each item.

Claim for the following costs and purchases:

Claim description	Cost
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
Total	<input type="text"/>

3. House sitter liability claims

This form to be used to list the house sitter's liabilities during the house sitting assignment. These could include any accidental loss or damages to the home owner's property.

Claim description	Cost
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
Total	<input type="text"/>

Total deductions:

Currency and amount

Type of payment (eg cheque, money order, cash):

Address of premises:

Name of home owner/s:

Home owner nominated contact person:

Name/s of house sitter/s

Signature of home owner:

Signature of mediator:

Signature of home owner nominated contact person:

Signature of house sitter/s:

House sitter forwarding contact details:

Postal address:

Phone:

Email address: