

1. Gaining access to the premises

The House Sitter Agrees:

To take responsibility for any actions of individuals they allow on the premises, that breach the terms of this agreement.

Not to sublet the premises without the homeowner's prior written permission

Not to permit anyone not listed in this agreement to reside on the premises without the homeowner's written consent.

The Homeowner agrees:

To provide the house sitter with at least five days' notice of any change to the agreed start date of the house-sitting assignment.

To provide the house sitter with five days' notice before conducting an inspection of the premises

To ensure the premises are vacant and in a habitable condition for the house sitter on the agreed start date.

The homeowner, or an authorised representative, may only enter the premises, during the term of this agreement in the following situations:

In an emergency (e.g., to make urgent repairs).

If the premises appears to be abandoned.

For any other reason, with the house sitter's consent.

2. Care of the Premises

The house sitter agrees:

Not to use or permit the use of the premises for any illegal activity.

Not to cause or allow any nuisance that may disturb neighbours' peace or privacy.

Not to keep any animals on the premises, other than those listed in this agreement without the homeowner's permission.

To avoid blocking sinks or drains.

To prevent or avoid causing any damage to the premises.

To take care of all items in the premises.

To clean the bathroom, kitchen and other occupied rooms regularly.

To maintain the garden and grounds in the same condition as at the start of this agreement.

To ensure rubbish and recycling are disposed of on schedule.

To report infestations to the homeowner and seek advice for resolution.

To keep the premises as clean and tidy as they were at the start of the agreement.

To promptly notify the homeowner of any damage to the premises.

To leave the premises in as close to the original condition as possible, allowing for normal wear and tear.

To care for and maintain any indoor plants, ensuring they are in as good a condition as at the start of the agreement.

To lock windows and doors appropriately and utilise any security measures effectively.

The Homeowner Agrees:

To ensure that the premises are clean and fit for habitation.

To provide the house sitter or a nominated contact person, with a set of spare keys for the premises

Care of Animals

Include the names and descriptions of each animal covered by this agreement, along with detailed instructions for their day-to-day care. Specify any medications or special treatments required for each animal.

The House Sitter Agrees:

To make every reasonable effort to ensure the health, comfort, safety, and well-being of the animals listed in this agreement.

To follow the homeowner's written instructions to the best of their ability when caring for the animals.

The Homeowner Agrees:

To provide a written and detailed description of how to care for all animals normally residing on the premises.

To supply all necessary food and supplies (e.g., bedding, medications, insect control, cleaning and exercising equipment) or reimburse the house sitter for any items purchased for the animals.

To arrange payment for veterinary services if required for the treatment and care of the animals.

Payment for Utilities

To accurately calculate the house sitter's utility costs, meter readings should be taken at the start of the house-sitting assignment. Final meter readings should be recorded before the house sitter vacates the premises to determine the exact share of costs.

The House Sitter Agrees:

To directly pay or reimburse the homeowner for utilities as applicable (cross out non-applicable items):

- Electricity
- Gas
- Telephone calls and service charges
- Water
- Excess rubbish or sanitary waste removal
- Internet access
- Cable or satellite TV

The house sitter must settle all financial obligations before vacating the premises. Payments can be made directly to service providers, with receipts retained for the homeowner's records. Any outstanding liabilities may be deducted from the security deposit (if applicable).

The Homeowner Agrees:

To pay or reimburse the house sitter for:

- Municipal charges such as council tax and rates.
- Expenses incurred for the care of animals listed in the agreement.
- Costs for emergency repairs or routine maintenance.

Termination of Agreement

The House Sitter Agrees:

Not to vacate the premises before the agreed termination date without written consent from the homeowner or their nominated contact.

To hand over vacant possession of the premises to the homeowner or their nominated contact on the agreed termination date.

To return all keys and security devices on the termination date.

To provide the homeowner or nominated contact with a forwarding address.

To continue occupying the premises under the same terms only with written permission from the homeowner after the agreement ends.

The Homeowner Agrees:

To provide the house sitter with at least seven days' notice for early termination of this agreement if the duration is less than six months.

To provide at least 21 days' notice for early termination if the agreement extends to six months or more.

Both Parties Agree:

In the event of persistent breaches of this agreement by either party, the innocent party may terminate the agreement with 24 hours' notice.

Termination does not affect the right of either party to recover any monies owed under this agreement.

Signatories

Both the homeowner and house sitter agree to the terms outlined in this agreement by signing below.

Owner

Date

Sitter