

CARETAKER AGREEMENT

This Agreement is made between _____ (owner) and _____ (caretaker). The parties agree as follows:

- 1.** Property Caretaker agrees to monitor the residential Property having the following common address: _____
- 2.** Term: This agreement shall commence on _____ and continue until terminated as provided herein.
- 3.** This Agreement shall terminate on the earlier occurrence of any of the following:
 - A. Thirty day notice is given by either party to the other party.
 - B. The home is sold or the Homeowner's Contract with the owner is otherwise terminated.
- 4.** Guidelines: Caretaker agrees to monitor the Home pursuant to the terms and conditions set forth in this agreement.
 - A. Caretaker shall visit property once per week.
 - B. Caretaker shall inspect the exterior and interior of home and check for any signs of damages, forced entry, or any other condition that may be of concern to owner.
 - C. Caretaker shall make sure that heat is on and functioning normally during winter months.
 - D. Caretaker shall have the means to turn water on and off in case of an emergency. Caretaker shall also ensure that water is secured after said emergency.
 - E. Caretaker shall contact Owner for the Owner's authorization for any repairs in the event that damage to roof or home that is visual and in need of a contractor.
 - F. Caretaker shall physically and visually inspect driveway to insure no damage has occurred and shall contact owner if any damage is evident.

G. Caretaker shall not occupy the home at any time. Caretaker is only authorized for visitation for the sole purpose of monitoring property conditions.

5. Payment: Caretaker shall receive payment equivalent to _____ US per month for services tendered.

6. Caretaker shall maintain a log of any and all activities performed as required in Section 4 (A through F) and shall make such log available to the owner or their authorized representative upon demand. Such log shall include at a minimum the date of any activity and a description of the findings and activity of the caretaker during each visit.

7. Compliance: Caretaker agrees to comply with all Federal, State, and local laws relating to the monitoring of the property.

8. Effect of Termination: On Termination of the Agreement, the following will apply:

A. Caretaker shall promptly deliver to owner all keys, gate, and garage door openers to the Home, and all other items of property which are owned by owner and found in Caretaker's possession.

B. Caretaker's right to monitor Home shall cease.

C. Any relationship created under this Agreement between the parties shall cease.

9. Time of Essence: Time is of the essence is this agreement.

Executed on this _____ day of _____, 20

Caretaker

Owner(s)
