

# West Bay Lawn Care

207 546 9020

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## Caretaker Agreement

This agreement is made between \_\_\_\_\_ and John Davis. The parties agrees as follows:

1. Property Caretaker agrees to monitor the residential property having the following common address: example , Milbridge Maine, 04658.
2. Term: This agreement shall commence on November 1, 2021 and continue until April 15, 2022 or 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.
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 month.
  - b. Caretaker shall visit property after each snowstorm.
  - c. Caretaker will be available for on call visits.
  - d. 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.
  - e. Caretaker shall make sure the heat is on and functioning normally during winter months.
  - f. Caretaker shall have the means to turn the water on and off in case of an emergency. Caretaker shall also ensure that water is secured after said emergency.
  - g. Caretaker shall physically and visually inspect driveway to insure no damage has occurred and shall contact owner if any damage is evident.
  - h. Caretaker shall not occupy the home at any time. Caretaker is only authorized for visitation for the sole purpose of monitoring property conditions.
  - i. Snowplowing will occur once any snowstorm reaches the 2 inch mark.
  - j. A path will be cleared from driveway to designated entryway to create access to home.
  - k. Debris removal shall occur after each storm where needed.
  - l. It is rare, but storms can occur outside the established service term. If this occurs and snowplowing is required, this will be arranged but will not be included in the contract and will required a separate, per instance charge.
5. Payment: Caretaker shall receive payment in the amount of \$2500.00 per term for services rendered. Half will be due at the beginning of service, half will be due February 1, 2022.

6. Effect of Termination: On termination of the agreement, the following will apply:
  - a. Caretaker shall promptly deliver all owner keys to the home and all other items of property which are owned by owner and found in caretakers possession.
  - b. Caretakers right to monitor home shall cease.
  - c. Any relationship created under this agreement between parties shall cease.

Any major damage due to whatever reason will be handled accordingly. We are not liable for any circumstances where damages are an issue. Our job is to monitor and report as necessary. As much as we prepare for the winter season, unforeseen events can occur. We make all the efforts we can to avoid these occurrences, however if and when they happen, we are able to handle them whether it be minor issues that can be handled on the spot, or larger issues that require the extra expertise and equipment.

Executed on this 27th day of September 2021

CARETAKER

OWNER

John Davis

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