

# West Bay Lawn Care

207 546 9020

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## Caretaker Agreement: Gold Package

This agreement is made between John Doe and John Davis. Gold package is viewable on [www.westbaymaine.com](http://www.westbaymaine.com). The parties agrees as follows:

1. Property Caretaker agrees to monitor the residential property having the following common address: Main Street Gouldsboro Maine, 04607.
2. Term: This agreement shall commence on November 1, 2025 and continue until March 31, 2026 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 week.
  - b. Caretaker will be available for on-call visits.
  - c. 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 the owner.
  - d. Caretaker shall make sure the heat is on and functioning normally during winter months.
  - e. 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.
  - f. Caretaker shall physically and visually inspect the driveway to insure no damage has occurred and shall contact the 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.
  - h. Snowplowing will occur once any snowstorm reaches the 2 inch mark.
  - i. A path will be cleared from driveway to designated entryway to create access to home.
  - j. Debris removal shall occur after each storm where needed.
  - k. 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 require a separate, per instance charge.
  - l. Any sanding services that would be required are not included and will incur additional charges.

5. Payment: Caretaker shall receive payment in the amount of \$4000.00 per term for services rendered. Half will be due at the beginning of service, half will be due February 1, 2026. An invoice for each payment will be sent at the appropriate time.
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 the 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. In any event I am unavailable personally, Cody Davis, a fellow lawn care operator and caretaker, will fill in for me. He will periodically accompany me during inspections so he will be familiar with the routine. This will only occur during any type of unforeseen event.

Executed on this 30th day of September 2025

CARETAKER

OWNER

John Davis

Jon Doe

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