

HOUSE SITTING AGREEMENT

1. 1. Parties, Property, and Dates

This House Sitting Agreement (the "Agreement") is entered into on [EFFECTIVE DATE] between [OWNER NAME], residing at [OWNER ADDRESS] (the "Owner"), and [SITTER NAME], residing at [SITTER ADDRESS] (the "Sitter"). The Sitter will care for the property located at [PROPERTY ADDRESS] (the "Property") from [START DATE AND TIME] to [END DATE AND TIME] (the "Sitting Period"). The Owner will be reachable at [OWNER TRAVEL PHONE AND EMAIL] and, if unavailable, through the emergency contact [EMERGENCY CONTACT NAME AND PHONE]. The Sitter will be reachable at [SITTER PHONE AND EMAIL] throughout the Sitting Period. Each Party confirms being authorized to enter into this Agreement, and the Owner confirms having the right to permit occupancy of the Property.

2. 2. Nature of the Arrangement

The Sitter is granted a temporary, revocable license to occupy the Property for the limited purpose of caring for it during the Sitting Period. This Agreement does not create a lease, tenancy, or rental relationship, the Sitter pays no rent, and the Sitter acquires no possessory or tenancy rights in the Property. The Sitter will vacate at the end of the Sitting Period without further notice. The Sitter is an independent party and not an employee of the Owner unless the Parties agree otherwise in writing and the Owner assumes the corresponding payroll obligations. The Sitter will not represent to any third party that the Sitter is the owner, a tenant, or an agent of the Owner with authority to bind the Owner, except as expressly permitted in Section 8.

3. 3. Duties and Care of the Property

The Sitter will perform the following duties during the Sitting Period: [DUTY LIST, e.g., stay overnight at the Property on all nights, collect mail and packages daily, water indoor plants twice weekly and outdoor plants as needed, put out and retrieve trash and recycling on the collection day, alternate lights and blinds to maintain an occupied appearance, run water in unused fixtures weekly, check for leaks and pests, and keep the driveway and walkways clear]. The Sitter will keep the Property in the condition received, will clean up after themselves, and will leave the Property clean, with linens laundered and refuse removed, at the end of the Sitting Period. The Sitter will not undertake repairs, renovation, or rearrangement of furnishings, and will not remove any item from the Property. Any task not listed above is outside the scope of this Agreement unless agreed in writing.

4. 4. Pet and Animal Care

If animals remain at the Property, the Sitter will care for the following: [PET LIST, e.g., name, species, breed, age, and weight for each animal]. Care includes [PET CARE DUTIES, e.g., feeding at stated times with stated portions, fresh water at all times, walks or outdoor access at stated intervals, litter box or enclosure cleaning, medication administration as instructed, and daily companionship], following the written instructions at [PET INSTRUCTION SHEET]. Medications and dosages are recorded at [MEDICATION SCHEDULE]. The veterinarian of record is [VETERINARIAN NAME, CLINIC, AND PHONE], and the Owner authorizes the Sitter to seek veterinary care in an emergency, with the Owner responsible for all costs and with contact attempted before any treatment exceeding [VET SPENDING LIMIT]. The Sitter will notify the Owner of any change in appetite, behavior, or health as soon as it is noticed, and will not rehome, board, or transfer an animal without the consent of the Owner.

5. 5. Keys, Alarm Codes, and Security

The Owner will provide the following access items: [ACCESS ITEMS, e.g., house keys, gate remote, garage code, alarm code, and smart lock credential], recorded on the access log attached as Exhibit A. The Sitter will keep

access items secure, will not label keys with the address, will not duplicate keys, and will not share codes or credentials with any person. The alarm will be armed whenever the Property is unoccupied, and the alarm company contact is [ALARM COMPANY AND ACCOUNT NUMBER], with the Sitter listed as an authorized contact and the verbal password recorded at [ALARM PASSWORD FIELD]. The Sitter will return all access items on the last day of the Sitting Period, and the Owner may change or deactivate codes afterward. Any false alarm charge caused by Sitter error is the responsibility of the Sitter, and a false alarm caused by incorrect instructions is the responsibility of the Owner.

6. 6. Occupancy Rules, Guests, and Prohibited Uses

Only the Sitter and the following persons may stay at the Property: [AUTHORIZED OCCUPANTS]. Overnight guests are [GUEST POLICY, e.g., not permitted / permitted with prior written approval of the Owner]. Parties, gatherings of more than [GATHERING LIMIT] people, subletting, short-term rental listing, or any commercial use of the Property is prohibited. Smoking, vaping, and use of illegal substances are prohibited anywhere on the Property. The Sitter will not bring additional animals to the Property without written approval. The Sitter may use the following areas and items: [PERMITTED USE, e.g., the kitchen and its ordinary appliances, laundry, wifi, television, and the guest bedroom and bathroom], and will not enter or use [RESTRICTED AREAS AND ITEMS, e.g., the primary bedroom, the home office, a locked storage room, a wine collection, tools, or specific vehicles]. Use of a household vehicle is [VEHICLE POLICY, e.g., not permitted / permitted only for stated errands, with the Sitter named on the policy or covered by the Owner insurance].

7. 7. Utilities, Consumables, and Household Costs

The Owner is responsible for all utility bills, internet, and standing household costs during the Sitting Period, and the Sitter will use utilities reasonably, keeping the thermostat within [THERMOSTAT RANGE] and turning off lights and appliances not in use. The Sitter will provide their own groceries and personal supplies and may use pantry staples designated at [SHARED CONSUMABLES, e.g., coffee, spices, and cleaning supplies]. The Owner will leave adequate pet food, litter, medication, and cleaning supplies for the Sitting Period, and will reimburse the Sitter for approved purchases of those items against receipts, within [REIMBURSEMENT PERIOD, e.g., seven days] of the end of the Sitting Period or sooner if the amount exceeds [REIMBURSEMENT THRESHOLD]. Long-distance calls, streaming purchases, and any charge placed on an Owner account by the Sitter are the responsibility of the Sitter unless authorized in advance.

8. 8. Emergencies, Repairs, and Third-Party Access

In an emergency involving fire, flood, gas, medical danger, or a break-in, the Sitter will call emergency services first and then contact the Owner and the emergency contact. For urgent maintenance issues such as a burst pipe, a failed furnace, or a roof leak, the Sitter will attempt to contact the Owner and, if the Owner cannot be reached within a reasonable time, may engage [PREFERRED CONTRACTORS] or another qualified provider to make an emergency repair up to [REPAIR AUTHORIZATION LIMIT], with the Owner responsible for the cost. The Sitter will document the issue with photographs and keep all invoices. The following third parties may be admitted to the Property during the Sitting Period: [AUTHORIZED VISITORS, e.g., named cleaner, landscaper, pool service, or contractor], and no other person may be admitted without the approval of the Owner. The Sitter will report any incident, damage, or unusual event to the Owner within [INCIDENT NOTICE, e.g., 24 hours].

9. 9. Compensation or Exchange

The Parties select one of the following: (a) the Owner will pay the Sitter [SITTING FEE] per [DAY / WEEK / SITTING PERIOD], with [PAYMENT SCHEDULE, e.g., 50 percent on arrival and the balance on the final day] by [PAYMENT METHOD]; or (b) the arrangement is an exchange in which the Sitter receives accommodation at

the Property in return for the duties described, with no monetary payment by either Party. Where a fee applies, additional duties requested during the Sitting Period, such as extra pets, extended dates, or supervising a renovation, are billed at [ADDITIONAL DUTY RATE] and must be agreed in writing. Where the arrangement is an exchange, each Party acknowledges that the accommodation and the services are the agreed consideration and that neither is an employment relationship. Any agreed cancellation compensation is set at [CANCELLATION COMPENSATION].

10. 10. Cancellation and Early Return

If the Owner cancels the Sitting Period more than [OWNER CANCELLATION NOTICE, e.g., 14 days] before the start date, no compensation is due beyond documented non-refundable costs incurred by the Sitter. Cancellation with less notice entitles the Sitter to [SHORT NOTICE COMPENSATION, e.g., 50 percent of the agreed fee or a stated amount], recognizing that the Sitter may have declined other engagements or given up other accommodation. If the Owner returns early, the Sitter may remain until [EARLY RETURN GRACE, e.g., the following morning] and is entitled to compensation for [EARLY RETURN PAYMENT, e.g., the days worked plus a stated portion of the remaining days]. If the Sitter cancels or leaves early for any reason other than an emergency, the Sitter will give as much notice as possible, will assist in finding a replacement, and will forfeit compensation for days not worked. Emergencies on either side will be handled in good faith.

11. 11. Liability, Damage, and Insurance

The Sitter will exercise reasonable care and will promptly report any damage, breakage, or loss. The Sitter is responsible for damage caused by the negligence or intentional act of the Sitter or of any person the Sitter admits to the Property, up to [SITTER LIABILITY LIMIT] or the actual cost of repair or replacement, whichever the Parties agree in writing. The Sitter is not responsible for ordinary wear, mechanical or appliance failure, weather damage, pre-existing conditions, or losses arising from events outside the control of the Sitter. The Owner maintains homeowner or landlord insurance covering the structure and contents and will confirm whether the policy covers occupancy by a house sitter, since many policies limit coverage during extended absences. The Owner will secure or remove cash, jewelry, firearms, prescription medication, and irreplaceable items before departure, and an inventory of high-value items is attached at [INVENTORY EXHIBIT].

12. 12. Privacy, Confidentiality, and Social Media

The Sitter will treat everything about the Property and the household as confidential, including the address, the absence of the Owner, security arrangements, documents, correspondence, and the identity and routines of the household. The Sitter will not post about the house sit on social media in any way that identifies the Property or reveals that the Owner is away, and will not photograph the interior except to document damage or an emergency. The Sitter will not access, read, or move personal papers, devices, or files, and will not use Owner accounts, subscriptions, or payment methods except as authorized in Section 7. The Owner will respect the privacy of the Sitter within the Property and will not use interior cameras to monitor the Sitter without disclosing every camera and its location at [CAMERA DISCLOSURE]. These obligations continue after the Sitting Period ends.

13. 13. Termination and Removal

The Owner may revoke the license granted in Section 2 at any time for a material breach of this Agreement, including unauthorized occupants, a party, smoking, theft, neglect of pets, or conduct that endangers the Property, and the Sitter will vacate within [VACATE PERIOD, e.g., 24 hours] of written notice. The Sitter may end the arrangement for a material breach by the Owner, including unsafe conditions at the Property, undisclosed animals or occupants, or nonpayment. On termination for any reason, the Sitter will return all access items, remove all personal belongings, and leave the Property secure and in the condition received. The Parties will complete a

walkthrough at the start and end of the Sitting Period where practical, documented with dated photographs, which will be the reference point for any dispute about condition.

14. 14. Governing Law, General Provisions, and Signatures

This Agreement is governed by the laws of the State of [GOVERNING STATE], and any dispute will be brought in the courts located in [VENUE COUNTY AND STATE] after the Parties attempt informal resolution. This Agreement, with the access log, pet instruction sheet, and inventory exhibits, is the entire agreement between the Parties and may be amended only in writing signed or confirmed in writing by both Parties. If any provision is unenforceable, the remainder stays in effect, and neither Party is liable for failure to perform caused by events beyond reasonable control. OWNER: [OWNER NAME]. Signature: _____. Date: [DATE]. SITTER: [SITTER NAME]. Signature: _____. Date: [DATE]. Electronic signatures and counterparts have the same effect as originals.

15. Disclaimer

This template is provided for general informational purposes only and is not legal advice. Occupancy law differs by state, and in some jurisdictions a person allowed to stay in a residence for an extended period may acquire rights that require a formal removal process even without paying rent, particularly beyond 30 days. Homeowner insurance coverage during extended absences, rules on recording devices inside a home, and worker classification for paid sitters also vary. Review and adapt this document for your own situation, confirm coverage with your insurer, and consult a licensed attorney before relying on it. Use of this template does not create an attorney-client relationship with ScanContract.

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