Beaufort Home Watch

CARETAKER AGREEMENT

This Caretaker Agreement ("Agreement") is made between _____ ("Owner") and **Beaufort Home Watch** ("Caretaker"). The parties agree as follows:

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1. Property

Caretaker agrees to monitor the residential property located at:

_____

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2. Term

This Agreement shall commence on the date of full execution and shall continue until terminated as provided herein.

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3. Termination

This Agreement shall terminate upon the earlier occurrence of any of the following:

A. Thirty (30) days written notice given by either party to the other; or
B. The home is sold or the Owner’s contract with Caretaker is otherwise terminated.

4. Guidelines and Scope of Services

Caretaker agrees to monitor the Property pursuant to the following terms and conditions:

A. Caretaker shall visit the Property once per week and on an emergency basis upon reasonable possibility of damage to the Property due to storm, flood, or other circumstances.

B. Caretaker shall inspect the exterior and interior of the home and check for any signs of damage, forced entry, or other conditions of concern to Owner.

C. Caretaker shall ensure 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 emergency and shall ensure the property is secured after such emergency.

E. Caretaker shall contact Owner for authorization of any repairs if damage to the roof or home is visible and in need of a contractor.

F. Caretaker shall physically and visually inspect the driveway to ensure no damage has occurred and shall notify Owner if any damage is evident.

G. Caretaker shall not occupy the home at any time.

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5. Additional Visits

Upon reasonable notice from Owner, Caretaker will go to the Property to allow access for deliveries or home service providers, including but not limited to electricians, plumbers, and similar service professionals.

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6. Payment

A. Caretaker shall receive payment in the amount of **$300.00 USD per month** for services rendered pursuant to Section 4. Payment shall be made in advance on the same day of each month as the commencement date.

B. For Additional Visits described in Section 5, Owner shall pay Caretaker **$75.00 USD per hour** for the time required by Caretaker for each Additional Visit.

7. Records and Reporting

Caretaker shall maintain a log of all activities performed as required in Sections 4 and 5 (A through G) and shall make such log available to Owner or Owner's authorized representative upon request. The log shall include, at a minimum, the date of each visit and a description of findings and activities performed.

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8. Effect of Termination

Upon termination of this Agreement:

A. Caretaker shall promptly deliver to Owner all keys, gate openers, garage door openers, and any other items belonging to the Property that are in Caretaker's possession.

B. Caretaker's right to monitor the Property shall cease.

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

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9. Time of Essence

Time is of the essence in this Agreement.

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10. Execution

This Agreement is executed on this ____ day of _____**, 20**.

Owner:
Signature: _____
Printed Name: _____
Date: _____

Caretaker – Beaufort Home Watch:
Signature: _____
Printed Name: _____
Date: _____