

HOME MANAGER SERVICE CONTRACT

THIS AGREEMENT made and entered into this ____ day of _____ 20__.
By and between OWNER’S AGENT hereinafter referred to as VACANT HOME CARETAKERS (VHC) and _____ hereinafter referred to as a HOME MANAGER, serving in the capacity of INDEPENDENT CONTRACTOR to reside in, care and maintain the agreed upon residence hereinafter referred to as the “premise”. The terms of this contract shall commence on the ____ day of _____ 20__ and ending upon the sale of the property or termination of this contract.

The HOME MANAGER agrees to pay a monthly service fee of _____ dollars (\$_____). This fee is due on the 1st day of each month and must be received by VHC no later than the 5th of the month. A late charge of \$50.00 will be applied if paid after the 5th. A \$35.00 fee will be assessed for any NSF check.

A performance guarantee deposit of _____ dollars (\$_____) will be deposited into a trust account by VHC. After the HOME MANAGER has vacated the premises, the performance guarantee deposit will be refunded contingent upon compliance with the attached policies and procedures. VHC will retain any interest earned on this account.

Occupancy is granted solely to _____ adults and _____ children for use as a private dwelling and not for any other purpose. The HOME MANAGER has examined the premises and accepted it in its present condition as indicated on the property condition report and covenants to keep said premises at all times in as good or better condition as the same are now in.

The HOME MANAGER shall immediately place all utilities in their name and obtain a tenant liability insurance policy in the amount of at least \$300,000.

The HOME MANAGER has read and understands the Policies and Procedures attached hereto and agrees to abide by them.

The HOME MANAGER understands this agreement **IS NOT** for the rental or lease of real property and therefore the landlord tenant laws **DO NOT** apply. The HOME MANAGER also understands that he or she may be required to move out of the premises with as little as **48 hours** notice from VACANT HOME CARETAKERS for whatever reason and **AGREE TO DO SO**.

VIOLATION BY THE HOME MANAGER, his/her family or guest, or any of the terms of this contract or the policies and procedures shall give VACANT HOME CARETAKERS the right to terminate the contract immediately and retain the performance guarantee deposit. Any notice to the HOME MANAGER to vacate the premises may be made personally, by telephone, by US mail or by posting on the front door of the premises.

Vacant Home Caretakers Date:

Home Manager Date:

Home Owner Date: