

Home Watch Service Agreement

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Important: This template is provided for general reference only and is not legal advice. Laws vary by state. Have a licensed attorney review any agreement before you use it with clients.

1. Parties

Service Provider

("Company"):

Phone:

Homeowner ("Client"):

Phone:

Property Address:

Email:

Term /

Effective Date:

Season:

2. Services

Company will perform visual, non-invasive inspections of the Property on the schedule below, following the inspection checklist attached as Exhibit A. Home watch visits are observational only: Company reports conditions but does not repair, maintain, or guarantee the Property or its systems.

Visit frequency:

Visit fee:

Reports delivered via:

Monthly total:

3. Additional / Concierge Services

Services outside the standard visit (storm preparation, vendor coordination, package handling, etc.) are billed separately at the rates below or as quoted in writing.

Hourly rate:

Emergency visit fee:

4. Access, Keys & Alarms

Client provides Company with keys/codes for access (see the separate Key Holder Agreement). Company will secure all access credentials and use them only to perform the services in this Agreement.

5. Emergencies & Authorization to Act

If Company observes a condition that risks immediate damage (e.g., active water leak), Company will attempt to contact Client first. If Client cannot be reached, Client authorizes Company to engage qualified vendors to mitigate damage up to:

Spending authorization limit (\$):

Preferred emergency contact:

6. Fees & Payment

Invoices are issued [monthly / per visit] and due within ____ days. Late payments may incur a fee of _____. Services may be suspended for accounts more than ____ days past due.

7. Insurance & Liability

Company carries general liability insurance and will provide proof on request. Company is not liable for damage arising from conditions that predate a visit, occur between visits, or result from causes beyond its control (storms, power loss, system failures). Client maintains homeowner's insurance for the Property.

8. Termination

Either party may end this Agreement with ____ days' written notice. On termination, Company returns all keys and access credentials and issues a final invoice.

Agreed and accepted:

Company — signature

Date

Client — signature

Date

Important: Tip: HomeWatchTools generates contracts like this automatically and captures legally binding e-signatures online — no client login needed. See www.HomeWatchTools.com.

homewatchtools.com