

SECRETS OF SAVVY HOMEOWNERS: MASTERING THE ART OF HOUSE SITTER PREP

the Art of house sitting





Homeowner's Guide For House Sitters

As a homeowner, providing a comprehensive guide for house sitters is crucial to ensure they have all the necessary information to care for your property and pets effectively



A well-prepared guide can help minimise confusion, address potential concerns, and ensure a smooth house sitting experience for everyone involved. Here's how you can create an informative and user-friendly guide

Property Overview

Provide a detailed description of your property, including its layout, number of rooms, and any unique features or quirks

Include instructions for operating important systems, such as heating, cooling, security alarms, and irrigation systems

List any "quirks" of the house that a sitter should know. This could include a window that needs special handling, a tricky light switch, or a shower with a temperature quirk. These small details can help the sitter navigate the home more easily

Highlight any areas that are off-limits or require special attention





Pet Care Instructions

Provide detailed information about each pet, including their names, ages, breeds, and any medical conditions or special needs

Outline feeding schedules, portion sizes, and preferred foods or treats. Include instructions for administering any medications or handling specific behavioural issues

Provide contact information for your veterinarian and nearby emergency pet clinics

Specify any allergies or sensitivities your pets may have to ensure their well-being during your absence

List any emergency contacts who can assist with pet care if needed

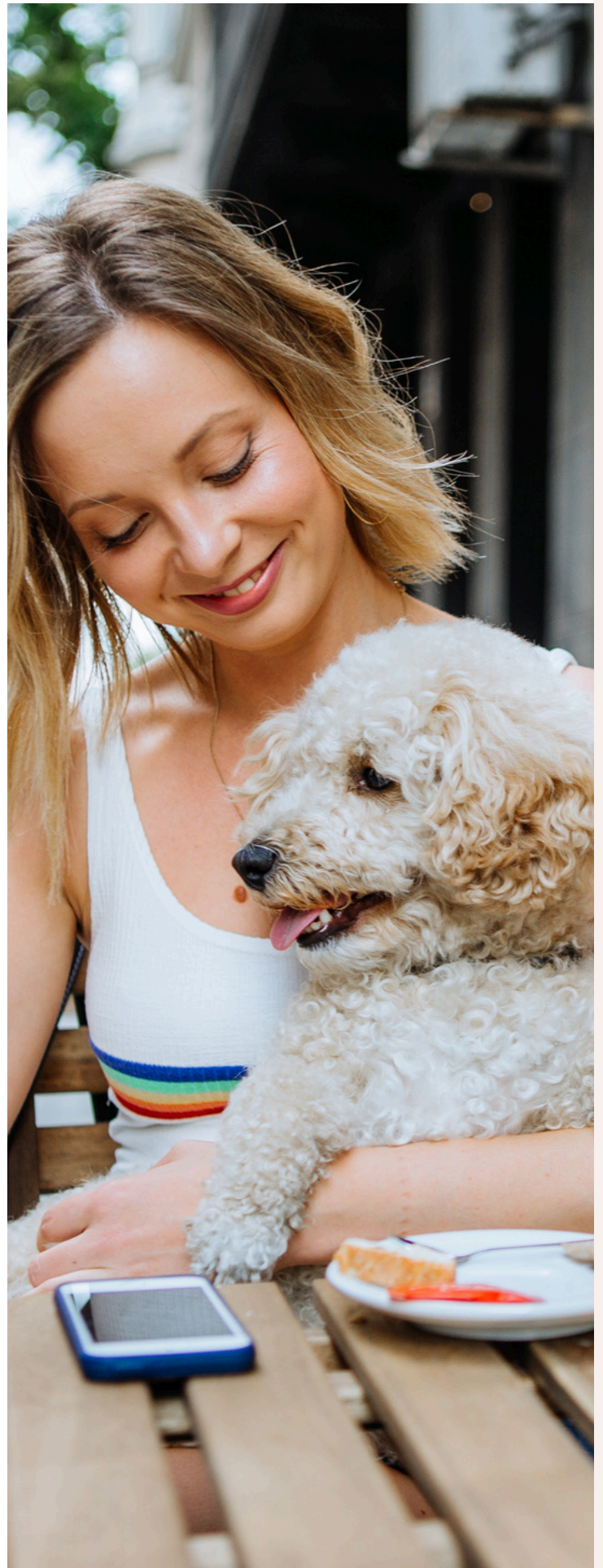
Appliances and Utilities

Provide clear instructions for using major appliances, such as the oven, dishwasher, washing machine, and dryer

Include information about waste disposal, recycling, and any specific instructions for your area

Provide contact information for utility companies and account details if the house sitter needs to coordinate services during their stay

List the locations of important utility controls, like the main water shut-off valve, circuit breaker box, and gas shut-off. Include basic instructions for resetting tripped breakers or restarting the water heater if needed



House Rules & Agreement

Clearly outline any mutually agreed upon house rules and agreements you have with the house sitter, such as restrictions on smoking, having guests over, or using certain areas of the home

Specify any tasks or responsibilities you have agreed upon with the house sitter to fulfill during their stay, such as checking mail, accepting deliveries, or caring for outdoor spaces

Explain any security measures or routines you'd like maintained

Clarify agreements for cleaning and tidying



Home Maintenance

Provide instructions for routine maintenance tasks, such as watering plants, cleaning pools or hot tubs, and caring for lawns or gardens

Include information about any scheduled services, such as lawn care or pool maintenance, that may occur during the house sit

Provide contact details for these service providers and specify if the house sitter needs to be present or take any action during these visits

Outline any regular home maintenance tasks that may need attention, such as changing air filters, checking smoke detectors, or clearing gutters. Specify the frequency of these tasks





Emergency Procedures

Outline procedures for handling emergencies, such as power outages, plumbing issues, or security breaches

Provide contact information for emergency services, including police, fire department, and local hospitals or clinics

Include information about the location of emergency supplies, such as first aid kits, fire extinguishers, and shut-off valves for utilities

Create a simple emergency guide with key contact numbers, locations of safety equipment, and basic instructions for handling common household emergencies

Local Information

Provide a list of nearby amenities, such as grocery stores, pharmacies, restaurants, and entertainment options

Include recommendations for local attractions, parks, or recreational activities that the house sitter may enjoy during their stay

Provide contact information for trusted service providers, such as handymen, locksmiths, or pet groomers, in case their services are needed

Share any neighbourhood-specific guidelines or customs, such as parking rules, trash collection schedules, or quiet hours, to help the house sitter integrate smoothly



A fluffy white dog, possibly a Samoyed, is running on a sandy beach. The background shows the ocean with gentle waves under a soft, hazy sunset sky. The dog's fur is blowing in the wind, and its reflection is visible in the shallow water on the sand.

Section One

FAQs
for
HOME OWNERS

Preparation and Agreement

Q

How do I create a fair house sitting agreement?

Work collaboratively with your house sitter to outline responsibilities, pet care needs, and home maintenance tasks. Be open to discussion and ensure both parties are comfortable with the final agreement

A

Q

What should I include in the house sitting agreement?

Include details on pet care, plant watering, mail collection, cleaning responsibilities, use of amenities, and any specific house rules. Be clear about what's mutually agreed upon rather than just stating expectations

A

Q

How much detail should I provide about my home and pets?

Provide as much relevant information as possible. This helps the sitter feel prepared and prevents misunderstandings. Encourage questions and be open to clarifying any points

A

Q

Should I discuss compensation or expense sharing with the house sitter?

If you expect the sitter to contribute to utilities or if you're offering any form of compensation, discuss this openly before finalizing the agreement. Ensure both parties are clear on any financial arrangements

A

Q

How should I prepare my home for the house sitter?

Besides cleaning, consider setting aside some space for the sitter's belongings. Discuss any off-limits areas or special instructions for certain parts of your home

A

Q

What should I know about insurance coverage for house sitters in Australia?

Typically the homeowner's insurance covers loss of the house sitter's belongings in events like fire or theft. Discuss this with your insurance provider to confirm coverage details and inform your house sitter about the protection in place.

A

Q

Should I inform my insurance company about having a house sitter?

It is recommended to inform your insurance company about having a house sitter to ensure coverage and address any specific requirements or limitations related to house sitting.

A

Q

How should I handle giving house keys or entrance codes to my house sitter?

Arrange a secure method to transfer keys, such as an in-person handover. For digital locks, create a temporary code for the sitter. Discuss the importance of keeping keys and codes secure, and agree on how they'll be returned or deactivated after the sit.

A

Q

What precautions should I take regarding spare keys and security systems

Inform your sitter about all entry points and any security systems. Provide clear instructions on arming/disarming alarms. Consider temporarily changing codes for the duration of the sit. Ensure all spare keys are accounted for and inform the sitter of their locations.

A

Q

:Should I leave emergency contact information

Yes, agree on who the emergency contacts will be (e.g., neighbor, family member, trusted friend) and ensure your sitter has their contact information.

A

Section Two

FAQs
for
HOME OWNERS

Communication and Relationship Management

Q

How can I ensure good communication with my house sitter?

Agree on a communication method and frequency that works for both of you. This could be daily check-ins, weekly updates, or as-needed communication for important matters

A

Q

What if something changes after we've made an agreement?

If circumstances change or you need to modify the agreement, discuss this with your sitter as soon as possible. Be open to finding mutually acceptable solutions

A

Q

What if the house sitter raises concerns about certain tasks?

Listen to their concerns openly. Be willing to adjust the agreement if their concerns are reasonable. The goal is to find a mutually comfortable arrangement

A

Q

How can I show appreciation for my house sitter?

Discuss ways to make their stay comfortable. This could include providing some basic groceries, leaving clear instructions, or offering local recommendations. Remember, a positive house sitting experience benefits both parties

A

Q

Should I have a backup plan if the sitter can't fulfill the entire house sitting period?

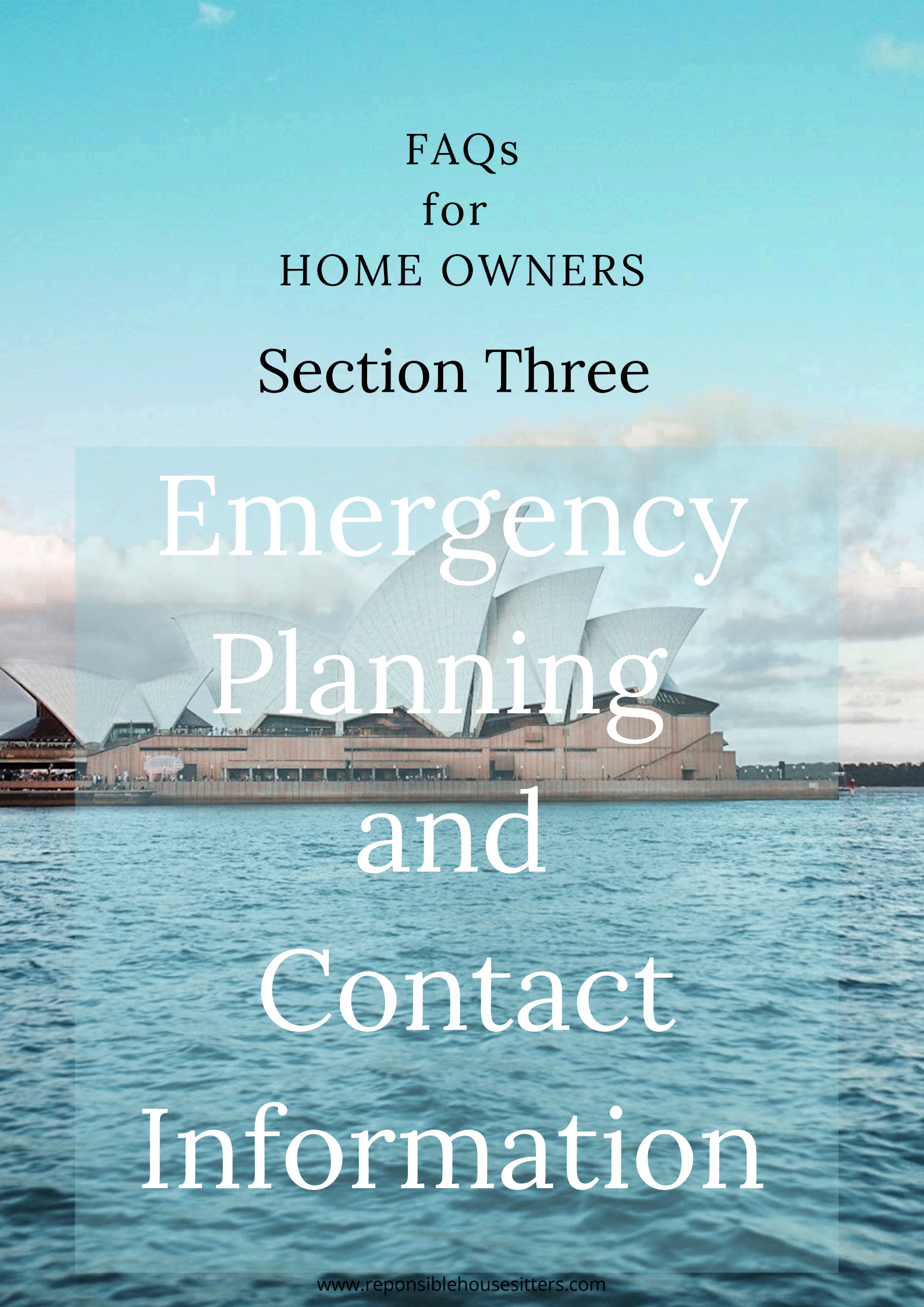
Yes, it's wise to have a contingency plan. Identify a trusted friend, family member, or professional pet sitter who could step in if needed. Discuss this with your primary sitter and include contact information for your backup in the house sitting instructions.

A

Pro Tip: Create a shared digital document or folder with your house sitter. Use this to store important information, updates, and photos. This can be a great way to maintain clear communication and ensure both parties have easy access to all necessary details throughout the house sit.



FAQs
for
HOME OWNERS
Section Three



Emergency
Planning
and
Contact
Information

Q

What if an emergency prevents the sitter from caring for my pets?

Consider adding an emergency protocol to your agreement. Include contact details for a local contact who can assist with pet care in emergencies if the sitter is unavailable.

A

Q

How can we prepare for unexpected extensions to the house sit?

It's wise to have a backup plan for pet sitting. Choose a trusted friend, family member, or professional pet sitter as a contingency. Share backup contact details with your primary sitter and include them in the house sitting instructions.

A

Q

What if I need to return home earlier than planned?

Discuss this possibility with your sitter beforehand. Agree on a notice period you'll provide if possible. Decide whether the sitter can stay for the originally planned duration or if they'll need to leave. Include this in your agreement to avoid confusion if the situation arises.

A

Q

How should we handle a situation where the sitter needs to leave temporarily or permanently before the agreed end date?

Create a protocol in your agreement for the sitter's notice, pet care in their absence, backup sitter, or returning home. Address potential reasons for this scenario to set realistic expectations.

A

Q

Should the agreement cover what happens if I return home early while the sitter is still there?

Before you leave, discuss with the sitter if they are willing to stay until the planned departure date in case you return early. If agreed, decide on sharing arrangements; if not, set a timeframe for them to find other accommodations.

A

Pro Tip

CONSIDER CREATING AN "EMERGENCY KIT" FOR YOUR HOUSE SITTER. INCLUDE ITEMS LIKE A FIRST AID KIT, FLASHLIGHT, SPARE BATTERIES, AND A LIST OF EMERGENCY CONTACTS (INCLUDING NEIGHBORS, LOCAL VET, AND YOUR PREFERRED HANDYMAN OR PLUMBER). STORE THIS IN AN EASILY ACCESSIBLE LOCATION AND MAKE SURE YOUR SITTER KNOWS WHERE TO FIND IT.

Happy Home, Happy Hearts: Why Agreements Matter

To round out our FAQs, let's chat about the magic of a mutually agreed house sitting agreement. Think of it as the secret sauce for a stress-free experience! When both homeowners and house sitters put their heads together, amazing things happen. You'll avoid those awkward "I thought you meant..." moments, and instead, you'll be on the same page from day one. It's like creating a roadmap for a smooth house sitting journey, where everyone knows the route and the pit stops. Plus, it's a great way to break the ice and start building that all-important trust. So, grab a cuppa, sit down together, and craft an agreement that makes you both smile. After all, happy homeowners and contented sitters make for wagging tails and purring cats!

HOMEOWNER'S GUIDE FOR HOUSE SITTERS



RESPONSIBLE HOUSE SITTERS AGREEMENT

- ✓ Contact Information
- ✓ Pet Information
- ✓ Home Care Responsibilities
- ✓ Emergency Information and Veterinary Care
- ✓ Agreed Responsibilities and Tasks
- ✓ Additional Notes and Agreement Signatures
- ✓ Additional Notes and Agreement Signatures
- ✓ Homeowner's Checklist



AGREED RESPONSIBILITIES AND TASKS

Owner's Responsibilities

List of tasks or activities the homeowner agrees to handle

Four horizontal light beige bars for listing tasks or activities.

Notes

A large light beige rectangular area for taking notes.

AGREED RESPONSIBILITIES AND TASKS

House Sitter's Responsibilities

List of tasks or activities the house sitter agrees to handle

Four horizontal bars for listing responsibilities.

Notes

Large rectangular area for notes.

AGREED RESPONSIBILITIES AND TASKS

Shared Responsibilities

List of tasks or activities that both the homeowner and house sitter will handle together or alternate

Four horizontal light beige rounded rectangular boxes for listing shared responsibilities.

Notes

A large light beige rounded rectangular box for taking notes.

HOUSE SIT DETAILS



OWNERS NAME	
ADDRESS 1	
ADDRESS 2	
ADDRESS 3	
PHONE NUMBER	
EMAIL	
WIFI NAME	
WIFI PASSWORD	

OWNER'S DEPARTURE DATE:	
OWNER'S RETURN DATE:	
SITTERS NAME	
SITTERS PHONE	
SITTERS EMAIL	
SITTERS ARRIVAL DATE	
SITTERS DEPARTURE DATE	
CONTACT PREFERENCE	
BREAKER PANEL LOCATION	
PARKING	

REPLACE

PET SITTER NOTES



NAME	
BREED	
GENDER	
AGE	
MICROCHIP #	
DISPOSITION	

DAILY CARE ROUTINE

FREQUENCY AND TIMES	
TYPE AND AMOUNT OF FOOD	
SPECIAL DIETARY REQUIREMENTS	

EXERCISE (FOR DOGS)

WALKS: FREQUENCY AND DURATION	
PLAYTIME: TYPE AND DURATION	

GROOMING

BRUSHING: FREQUENCY	
OTHER GROOMING NEEDS	

PET SITTER NOTES

MEDICATION (IF APPLICABLE)

NAME OF MEDICATION	
DOSAGE AND FREQUENCY	
ADMINISTRATION METHOD	

LITTER BOX MAINTENANCE (FOR CATS)

CLEANING FREQUENCY	
TYPE OF LITTER	

HOME CARE RESPONSIBILITIES

SECURITY PROCEDURES	
MAIL COLLECTION	
PLANT CARE	
OTHER HOUSEHOLD TASKS	

PET SITTER NOTES

HEALTH AND CARE PREFERENCES

We look forward to providing loving care for your pet during your absence. To ensure we can offer the best support in all circumstances, we kindly ask you to share any relevant health information and care preferences. This might include your veterinarian's contact details, any ongoing treatments, and your wishes for unexpected health concerns. While we hope such situations don't arise, having this information allows us to act promptly and in accordance with your preferences, just as we would for any family member. Please feel comfortable sharing what you believe is important for your pet's wellbeing. Your trust in us is valued, and we're committed to a positive house-sitting experience for you and your beloved pet.

VETERINARY CARE FINANCIAL ARRANGEMENTS

PAYMENT	CREDIT CARD INFORMATION PROVIDED TO REGULAR VETERINARIAN
COSTS	DISCUSSED EMERGENCY CARE COSTS WITH VET
OTHER ARRANGEMENT	

EMERGENCY INFORMATION

NOTE: FINANCIAL ARRANGEMENTS FOR VETERINARY CARE SHOULD BE MADE DIRECTLY BETWEEN THE OWNER AND THE VETERINARIAN. SITTERS SHOULD NOT BE EXPECTED TO COVER COSTS OR MAKE FINANCIAL DECISIONS REGARDING PET CARE.

EMERGENCY CONTACTS

VET NAME	
VET CONTACT NUMBER	
EMERGENCY CONTACT 1	
EMERGENCY CONTACT 2	
EMERGENCY CONTACT 3	

PET SITTER NOTES

ADDITIONAL INSTRUCTIONS OR REQUESTS

SITTER'S NOTES/QUESTIONS

CHECKLIST FOR OWNERS

	ENSURE ALL PET SUPPLIES ARE STOCKED
	INFORM VET OF HOUSE-SITTING ARRANGEMENT
	PREPARE A LIST OF LOCAL EMERGENCY SERVICES
	SHOW SITTER AROUND THE HOUSE AND DEMONSTRATE ANY NECESSARY EQUIPMENT

AGREEMENT SIGNATURES

OWNEOWNER'S SIGNATURE AND DATE	
SITTER'S SIGNATURE AND DATE	

PET SITTER NOTES



NOTES