

CARETAKER AGREEMENT

This Agreement is made between Richard D Humphrey (owner) and William Canfield (caretaker). The parties agree as follows:

1. Property Caretaker agrees to monitor the residential Property having the following common address: 305 Bridge St, Graterford, PA 19426

2. Term: This agreement shall commence on August 13th, 2021 and continue until terminated as provided herein.

3. This Agreement shall terminate on the earlier occurrence of any of the following:

A. Thirty day notice is given by either party to the other party.

B. The home is sold or the Homeowner's Contract with the owner is otherwise terminated.

4. Guidelines: Caretaker agrees to monitor the Home pursuant to the terms and conditions set forth in this agreement.

A. Caretaker shall visit property once per week.

B. Caretaker shall inspect the exterior and interior of home and check for any signs of damages, forced entry, or any other condition that may be of concern to owner.

C. Caretaker shall make sure 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 an emergency. Caretaker shall also ensure that water is secured after said emergency.

E. Caretaker shall contact Owner for the Owner's authorization for any repairs in the event that damage to roof or home that is visual and in need of a contractor.

F. Caretaker shall physically and visually inspect driveway to insure no damage has occurred and shall contact owner if any damage is evident.

G. Caretaker shall not occupy the home at any time. Caretaker is only authorized for visitation for the sole purpose of monitoring property conditions.

5. Compliance: Caretaker agrees to comply with all Federal, State, and local laws relating to the monitoring of the property.

6. Effect of Termination: On Termination of the Agreement, the following will apply:

A. Caretaker shall promptly deliver to owner all keys, gate, and garage door openers to the Home, and all other items of property which are owned by owner and found in Caretaker's possession.

B. Caretaker's right to monitor Home shall cease.

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

7. Time of Essence: Time is of the essence is this agreement.

Executed on this 13th day of August, 2021

Caretaker _____

Owner(s) _____