

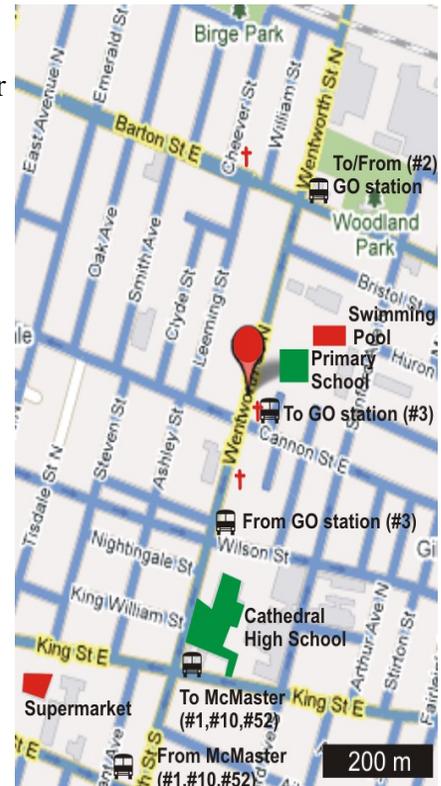
Memo Of Understanding For House Sitting

1. Identification of House Owner and House Sitters

This agreement is entered into between _____ and _____ (henceforth denoted as OWNER). There will be _____ people (_____), henceforth denoted as RESIDENTS or SITTER(S), occupying the premises located at 129 Wentworth Street North, Hamilton, ON L8L 5V6 Canada

2. Property Location

Centrally located with easy access to churches (Wentworth Baptist Church, across the street), elementary schooling (Cathy Wever Elementary School (with ESL program, 100m north)), secondary schooling (Cathedral (with ESL program, 320m south)), recreation facilities (Pinky Lewis Center with swimming pool, ~200 m north-east), supermarkets (No Frills, 950 m south at Steven St. & Main St.; FreshCo, 2000m East on Barton St; Food Basics, 1700m West on Barton St.), health care (Hamilton General, ~1100m north-west), emergency services (Fire Station is 200m to north), and community support services (Eva Rothwell Center (free clothing, furniture, and household items exchange), 1000m to North), the property is 15m from Cannon (#3) and Wentworth (#12) lines bus stops. A 6 minute (500m) walk to the corner of King and Wentworth followed by a 15 minute ride on the B-Line bus (#10) takes one to McMaster University.



3. Description of Property

The **single family home** is 2.5 stories high with an unfinished basement. The basement consists of a main section at the front with washer, dryer, and computer desk and a cold room at the back. The first floor consists of an eat-in kitchen, bathroom (2 piece), living room and family room. The 2nd floor has a full bathroom and 3 bedrooms. The attic is unfinished. The front yard is grass with a small flower garden. The backyard contains a grass area and a large vegetable/flower garden. At the back of the property (off the alley) is a single car garage along with space for an additional vehicle outside.

Heating is by natural gas. The air conditioning system is electrical. While the basement and 1st floor, and 2nd floor bathroom have new **electrical wiring**, the bedrooms still have knob-and-tube wiring (circuit #20). Thus it is *dangerous* to use equipment that requires power (such as hairdryers and computers) in the upstairs bedrooms as the circuits are not designed to operate under high power conditions. To enable computer use, a desk has been set up on the first floor. In the basement there is also an area with access to 4 switched receptacles on circuit #3. Two directed floodlights to provide a secure, quiet and bright location for computer work and Bible study.

The house is **fully furnished** including beds. In terms of appliances there is a stove, microwave oven, refrigerators (2), chest freezer, washing machine and clothes dryer. In addition, a clothes line is in the back yard. The kitchen is supplied with pots, pans and dishes and cutlery. Bicycles, a grass cutter and a wagon (useful for shopping) are in the garage and may be shared by all residents of the house.

4. Utilities

- a. **Union Gas:** Natural Gas Heating (Paid Monthly) (Tel 1-888-774-3111 uniongas.com)
- b. **Horizon:** Electricity, Water & Sewer (Paid Bi-monthly) (Tel 1-888386-1134 horizonutilities.com)

5. House Sitter Rights and Responsibilities

RESIDENTS have exclusive use of their bedrooms and **shared use** of the rest of the house (except as noted below). Except in the case of an emergency, the OWNER will give the RESIDENTS **24 hours** notice before entering their bedroom. The front bedroom is reserved for when the OWNER's family is in Canada. The OWNER will endeavor to keep the RESIDENTS informed of his and his family's plans. The OWNER is not responsible for providing internet and telephone access.

RESIDENTS shall not sublet or allow other individuals to live in the house except with the permission the OWNER. RESIDENTS shall notify the OWNER or his representative in advance if the RESIDENTS are to be away from the premises for **two** or more consecutive days. My family hopes that RESIDENTS will not allow the consumption of alcohol, smoking or the use of illegal drugs on the premises.

5.1 Contribution to House Expenses and Payment of utilities

House sitters agree to pay the amount as specified in the accompanying Appendix A to assist in the payment of taxes, house insurance, maintenance, and utilities.

5.2 Property Maintenance and Upkeep

RESIDENTS will keep the premises clean, sanitary and in good condition. In particular, this involves but is not limited to,

- a. **Lawn care:** Cut the grass on the front yard and near the back doo using the weed wacker in the garage. Keep the grass cut short so as to avoid mice entering the house.
- b. **Garden care:** House sitters have the right to share in consuming vegetables and fruits grown in the garden.
- c. **Change Furnace Filter Tri-Monthly:** Wash and Dry (turn off furnace first (switch is at the bottom of the stairs as one enters the basement)). Additional filters are in the cold room.
- d. **Turn off outside water before winter** (1) Turn off the two taps (one in main basement and the other in the cold room) leading to the outside. (2) Open the outside faucets to allow water to drain and leave open.
- e. **Air Conditioner:** Winter: (1) Set furnace control to heat (2) Turn breaker (12,14) off (3) Cover outside unit with wood. Summer: (1) Uncover outside unit (2) Turn Breaker (12, 14) on; (3) set furnace control to cool and decide temperature.
- f. **Furnace/Hot Water/Dryer Heater Exhaust Covers at side of house:** Check daily in winter to ensure they are not iced over or filled with lint.
- g. **Basement Dehumidifiers:** Ensure that the humidity in the basement is <60%. In the case that the humidity is >60%, the dehumidifiers need to be run. If the humidity is <40% (in winter), dehumidifiers must be turned off.
- h. **Snow Removal:** Shovel snow off sidewalk within 24 hours of a snowfall as per city regulations. (Shovels are in the garage)
- i. **Mice and Pest Control** As this is an old house, it is possible that mice may enter the house through small cracks or holes (especially in the winter). House sitters should set and check traps for

dead mice.

- j. **Garbage** should be put out for collection by the city on Monday night for Tuesday pickup and must meet the guidelines in the Waste Collection Calendar. In particular, paper needs to be placed in one blue box, metal and plastic in a second blue box and other waste in the large garbage pail.
- k. **Hot Water Tank.** When leaving the house for a few days, the dial should be set to VAC. When you return, the water heater dial needs to be turned to HOT.
- l. **Special Maintenance Needs** Special maintenance needs (e. g. plumbing problems) should be discussed first with the owner. If costs are not significant, they should be paid by the house sitter and deducted from the monthly contribution to house expenses.

5.3 Alterations to the Property

RESIDENTS shall not, without prior written consent of the OWNER, make any alterations to the premises. In particular, RESIDENTS shall not paint, wallpaper, alter or redecorate, change or install locks, install antenna or other equipment, screws, fastening devices, large nails, or adhesive materials, place signs, displays, or other exhibits, on or in any portion of the premises without the written consent of the OWNER except as may be provided by law. RESIDENTS shall not bring, or store, their personal furniture in the house without permission of the owners.

6. Term and Termination of Agreement

House Sitting will begin on _____ and continue on a month-to-month basis. Both parties agree to provide **60 days** written notice for termination of this agreement, so as to allow the OWNER time to find new house sitters and RESIDENTS time to find a new place to live.

7. Entire Agreement

This document and the accompanying Appendix A constitutes the entire agreement between the parties. Any modifications to the Agreement must be in writing signed by both parties.

Date: _____

Owner/Representative

Signature

Contact Information

House Sitter/Representative

Signature

Contact Information