

# IN-HOME PET & HOUSE SITTING SERVICES AGREEMENT

Partee Enterprises LLC  
Owner/Service Provider: Jake Partee  
Serving Central Illinois  
Email: [pet-sitting-svcs@parteeenterprisesllc.com](mailto:pet-sitting-svcs@parteeenterprisesllc.com)  
Website: [www.JakePartee.com](http://www.JakePartee.com)

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## 1. WELCOME

Thank you for choosing Partee Enterprises LLC.

We understand that pets are family, and our goal is to provide dependable, compassionate, and professional in-home pet and house sitting services while your pets remain comfortable in their familiar environment. This Agreement outlines the services provided, client responsibilities, and policies designed to protect both our clients and our business.

By signing this Agreement, you acknowledge that you have read, understood, and agreed to the terms contained herein.

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## 2. PARTIES

This Agreement is entered into between *Partee Enterprises LLC*, including its owner, employees, agents, representatives, contractors, and authorized service providers ("Service Provider"), and the undersigned Client ("Client").

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## 3. SERVICES PROVIDED

Partee Enterprises LLC provides in-home pet and house sitting services, which may include:

- In-home pet sitting
- House sitting
- Dog walking

- Feeding and fresh water services
- Medication administration
- Mail and package retrieval
- Trash placement and retrieval
- Plant watering
- Light rotation
- Home presence visits
- Photo and message updates
- Overnight pet sitting
- Vacation care services

Specific services provided shall be identified in the booking confirmation, invoice, service request, or written communication between the parties.

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#### **4. NO BOARDING SERVICES**

All services are performed within the Client's residence.

Partee Enterprises LLC does not provide traditional kennel boarding services under this Agreement.

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#### **5. SERVICE FEES & PAYMENT**

Service fees are based upon:

- Number of pets
- Type of pets
- Duration of care
- Medication requirements
- Travel distance
- Holiday scheduling
- Special requests
- Overnight stays
- Additional visits

Payment terms:

- Payment may be required before services begin.
- Deposits may be required for holiday or extended bookings.
- Returned payments may incur applicable fees.

- Outstanding balances may result in suspension of future services.

**Electronic invoices and electronic payments are accepted. Cash, Check and Money Orders are accepted as additional payment methods.**

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## 6. CLIENT RESPONSIBILITIES

Client agrees to:

- Provide accurate contact information.
- Provide emergency contact information.
- Provide complete veterinary information.
- Provide all food, medications, treats, leashes, litter, supplies, and equipment required for care.
- Disclose known medical conditions.
- Disclose known behavioral concerns.
- Maintain safe conditions within the residence.
- Ensure utilities remain active during the service period.
- Provide working access instructions.

Failure to disclose material information may affect the Service Provider's ability to safely perform services.

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## 7. HOME ACCESS AUTHORIZATION

Client authorizes the Service Provider to enter the residence and property as necessary to perform contracted services.

Client may provide:

- Keys
- Garage access devices
- Alarm codes
- Gate codes
- Smart lock access

The Service Provider will exercise reasonable care in handling access information and devices.

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## 8. PET HEALTH & EMERGENCY CARE

If the Service Provider reasonably believes veterinary care is necessary and the Client cannot be reached, the Client authorizes the Service Provider to obtain veterinary treatment on the Client's behalf.

Client agrees to be responsible for:

- Veterinary expenses
- Emergency transportation
- Medication expenses
- Emergency boarding expenses
- Hospitalization expenses

*Partee Enterprises LLC cannot guarantee veterinary outcomes and is not responsible for treatment decisions made by licensed veterinary professionals.*

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## 9. MEDICATION AUTHORIZATION

When medication administration is requested, the client certifies that all instructions provided are accurate and complete.

The Service Provider will exercise reasonable care when administering medication; however, animals may refuse medication or experience unexpected reactions.

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## 10. PET BEHAVIOR DISCLOSURE

Client agrees to disclose any known history involving:

- Aggression
- Biting
- Escaping
- Resource guarding
- Fear-based behavior
- Animal aggression
- Human aggression

*The Service Provider reserves the right to discontinue services if an animal presents an unreasonable safety risk.*

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## 11. SERVICE SCHEDULES

Unless otherwise agreed in writing:

- Services are performed according to the scheduled visit plan.
- Pets are not continuously supervised.
- Visit times may vary due to traffic, weather, emergencies, or scheduling considerations.

Reasonable efforts will be made to maintain consistent service times.

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## 12. PROPERTY CONDITIONS

Client certifies that the residence is reasonably safe and suitable for services.

Client agrees to disclose known issues including:

- Hazardous wiring
- Structural concerns
- Gas leaks
- Dangerous animals
- Dangerous occupants
- Significant environmental hazards

*If unsafe conditions are encountered, services may be suspended until conditions are corrected.*

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## 13. SURVEILLANCE & RECORDING DISCLOSURE

Client agrees to disclose known surveillance equipment located on the property, including:

- Cameras
- Doorbell cameras
- Smart monitoring systems
- Audio recording devices

Client certifies that no recording devices are installed in bathrooms or sleeping areas intended for Service Provider use during overnight services.

Client acknowledges that Illinois law may restrict the recording of private conversations without the consent of all parties involved.

If a representative, employee, contractor, or service provider of Partee Enterprises LLC expressly states that they do not consent to being audio recorded, the Client agrees to respect that request and discontinue any audio recording of private conversations involving that individual.

**Nothing in this provision prohibits the lawful use of visible security cameras or surveillance systems previously disclosed to the Service Provider in accordance with this Agreement.**

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#### 14. PROPERTY DAMAGE

Pets occasionally cause accidental damage.

*Partee Enterprises LLC is not responsible for damage caused by a Client's pet unless such damage results directly from the Service Provider's negligence.*

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#### 15. RISK ACKNOWLEDGMENT

Client acknowledges that animals are inherently unpredictable and that pet care involves risks, including:

- Illness
- Injury
- Escape
- Stress-related conditions
- Property damage
- Veterinary emergencies

Partee Enterprises LLC agrees to exercise reasonable care while providing services.

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#### 16. LIABILITY

To the fullest extent permitted under Illinois law, Partee Enterprises LLC shall not be responsible for losses or damages resulting from:

- Pre-existing medical conditions
- Acts of nature
- Utility failures
- Mechanical failures
- Criminal acts of third parties
- Conditions beyond reasonable control

Nothing in this Agreement is intended to waive rights or responsibilities that cannot be waived under applicable law.

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## **17. CLIENT FEEDBACK & COMMUNICATIONS**

Partee Enterprises LLC values honest communication and feedback.

Clients are encouraged to raise concerns directly so that issues may be addressed promptly and professionally.

Nothing in this Agreement restricts a Client from providing truthful reviews or engaging in legally protected communications.

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## **18. PAYMENT DISPUTES**

Clients agree not to initiate chargebacks or payment disputes for services that were properly provided.

If a payment dispute is initiated in error and resolved in favor of Partee Enterprises LLC, the Client may be responsible for applicable collection costs, banking fees, and related expenses permitted by law.

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## **19. LEGAL COSTS**

Each party shall generally be responsible for its own legal fees and costs unless otherwise awarded by a court or authorized by applicable law.

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## 20. INSURANCE

Partee Enterprises LLC maintains business insurance coverage.

Insurance coverage is subject to policy terms, limitations, exclusions, and carrier determinations.

For overnight services, clients are strongly encouraged to maintain homeowners or renters insurance.

*Partee Enterprises LLC, its Representatives, Contractors, and Agents; reserve the right to decline overnight services where property conditions present elevated risk concerns.*

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## 21. HOLIDAY BOOKINGS

Holiday bookings may be subject to:

- Limited availability
- Advance payment requirements
- Premium holiday rates

Holiday reservations may be non-refundable as disclosed during booking.

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## 22. UNOCCUPIED HOMES

Client understands that homes left vacant for extended periods may experience unforeseen issues, including utility failures, weather-related damage, or criminal activity.

Partee Enterprises LLC is not a property management company, insurer, or home security provider.

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## 23. OVERNIGHT SERVICES

For overnight services, Client agrees to provide:

- Safe sleeping accommodations
- Functional climate control

- Access to restroom facilities
- Reasonable access to the residence

Overnight services do not constitute continuous 24-hour supervision unless specifically agreed in writing.

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#### **24. THIRD-PARTY ACCESS**

Client agrees to identify any individuals who may access the property during the service period, including:

- Family members
- Friends
- Contractors
- Maintenance personnel
- Housekeepers

***Partee Enterprises LLC is not responsible for the actions of third parties who access the property.***

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#### **25. EMERGENCIES & DISASTERS**

In emergencies involving:

- Severe weather
- Fire
- Flooding
- Utility failures
- Veterinary emergencies
- Public safety concerns

Client authorizes the Service Provider to take reasonable actions necessary to protect pets, people, and property.

**Associated costs remain the responsibility of the Client.**

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## 26. SERVICE SUSPENSION OR TERMINATION

Partee Enterprises LLC may suspend or discontinue services when necessary due to:

- Unsafe conditions
- Non-payment
- Undisclosed behavioral concerns
- Harassment
- Threats
- Fraudulent activity
- Material misrepresentations

The Service Provider will make reasonable efforts to communicate concerns whenever practical.

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## 27. ELECTRONIC COMMUNICATIONS

Electronic communications, including:

- Emails
- Text messages
- Electronic signatures
- Online booking confirmations
- Electronic invoices

shall be considered valid and enforceable to the extent permitted by law.

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## 28. GOVERNING LAW

This Agreement shall be governed by the laws of the State of Illinois.

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## 29. SEVERABILITY

If any provision of this Agreement is determined unenforceable, the remaining provisions shall remain in full force and effect.

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### 30. ENTIRE AGREEMENT

This Agreement represents the entire understanding between the parties regarding the services described herein and supersedes prior discussions or understandings.

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### CLIENT INFORMATION

Client Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Emergency Contact: \_\_\_\_\_

Emergency Contact Phone: \_\_\_\_\_

Veterinarian: \_\_\_\_\_

Veterinarian Phone: \_\_\_\_\_

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### PET INFORMATION

Pet Name(s): \_\_\_\_\_

Breed(s): \_\_\_\_\_

Medical Conditions: \_\_\_\_\_

Medications: \_\_\_\_\_

Behavioral Concerns: \_\_\_\_\_

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### SERVICE INFORMATION

Service Start Date: \_\_\_\_\_

Service End Date: \_\_\_\_\_

Services Requested: \_\_\_\_\_

Special Instructions: \_\_\_\_\_

**CLIENT ACKNOWLEDGMENT**

By signing below, Client acknowledges that they:

- Have read this Agreement.
- Understand the services being provided.
- Have disclosed known behavioral and medical concerns.
- Understand pets are not continuously supervised unless specifically agreed.
- Authorize emergency veterinary treatment if necessary.
- Agree to the terms of this Agreement.

**SIGNATURES**

**CLIENT**

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

PARTEE ENTERPRISES LLC

By: Jacob Partee  
Owner

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

SAMPLE