



HOUSE SITTING

Quick Start

GUIDE

Hello

Hello, and welcome to the world of House and Pet Sitting. Whether you are brand new, trying to improve your success rate or been house sitting for a while, I'm glad you're here.

In this "House Sitting Quick Start Guide," you are going to learn the first steps to getting started. From finding housesits, and writing your profile to choosing the right photos and securing your very first sit!

A Quick Intro

Before we go too far, I want to quickly introduce myself!

My name is Karen King. I'm a proud Aussie, Wife, Mum of 2, worldschooler and full-time international house sitter! My husband, kids and I began our crazy adventure in 2015. At that time we realized we weren't happy in our lives. We were frustrated with the constant repetition and knew that there had to be more to life than just existing.

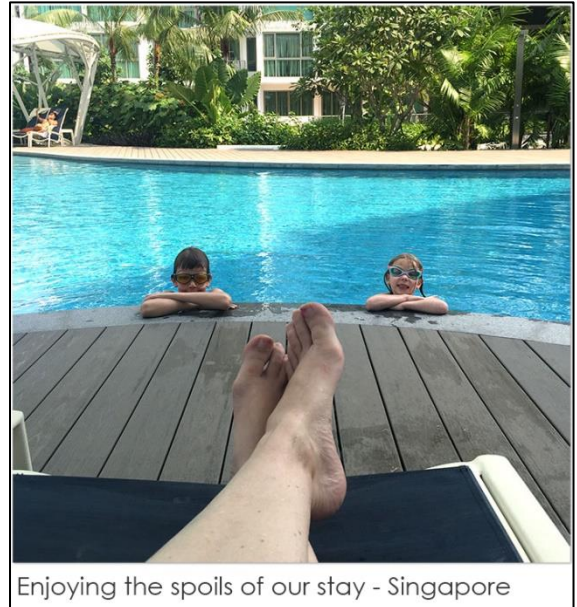


So we made the decision to completely overhaul our lives – we sold everything we owned and in January 2016 left our home without any plans to return. As part of our adventure, we chose to use house and pet sitting as our primary means of accommodation. At the time of writing this, almost 2.5 years later, we've just completed our 30th sit and have nothing but 5* reviews!

House and pet sitting has been an incredible way to travel the globe. It has allowed us to live in cities and countries that we may otherwise never have dreamed of visiting. Our adventures have literally followed the availability of house sits, resulting in some destinations we'd never even heard of!

From 5 weeks in hazy Nanjing, China and a month in the desert of Al Ain in the United Arab Emirates to living in the icy snow of Malmo, Sweden, never could we have imagined where our house and pet sitting adventures would lead! But here we are, 30 sits later, and it is now the only way we want to travel!

Our site, House and Pet Sitting Guide, has come about because I truly love introducing people to the joys of housesitting and I wanted to create a space where I could share my knowledge and do my best to help people get started!



I hope you enjoy this guide and the information I share on the site – and of course, if you ever have any questions you are welcome to email me directly at info@worldschoolingcentral.com.

The Benefits

House and pet sitting is becoming more and more popular on a daily basis, but what are the benefits, WHY is it so popular? Here are just a few reasons:

Save Money

Of course, the first benefit of house and pet sitting that springs to mind is the money you can save on accommodation. No matter where you are, accommodation costs are a significant percentage of a vacation budget. In fact, many sources report an average of 25%! If housesitting is your primary accommodation, that's a huge portion of spending money available for other parts of your trip.

How much can you save? In the past few years of travel, I've calculated an average annual saving of \$USD25,000-\$USD30,000! Now to be fair, this was calculated purely by the number of housesitting nights, at a rate we might otherwise need to pay for a standard hotel. It doesn't take into consideration the actual style of accommodation we had while housesitting, for which we'd certainly have paid a lot more than a standard hotel room. As a quick example, we spent 5 weeks housesitting in a 5* suite in Nanjing, China, which would otherwise have cost us a whopping \$USD11,000!!!

Another, less obvious money saving opportunity, is in the fact that these homes have a kitchen. While staying in a hotel, you are forced to eat out for every meal. In a home, if needed, or even wanted, you have the benefit of a kitchen which allows you to enjoy some meals at home.

Of course, house sitting isn't entirely free. Sure, there is no money physically changing hands, but the extraordinary care of both homes and pets taken by house sitters is critical to a successful sit. This love and care are invaluable to homeowners, and it is why the concept of house sitting works so well!

Visit like a local

If you are anything like us, you enjoy getting to know the local way of life. We love nothing more than getting out amongst it, shopping where the locals shop and eating at the little street stalls. Sure, tourist attractions have their place, but how do you truly explore a city, staying in a hotel in the middle of a tourist area?

Living like a local gets even easier when homeowners leave their recommendations! Favorite restaurants, cultural activities, and local shopping areas. You truly get to see a city for what it really is!

Transport

As if free accommodation isn't enough, it's not unusual for homeowners to leave a car for us to use. With the correct insurance and a copy of drivers' licenses, it's relatively simple, and another great way to save money while traveling.

Pets

We are pet lovers. We've always had animals, and I simply couldn't imagine life without them. And having them while on vacation can definitely add to the experience.



Our first furry friend. Perth, Australia

We love exploring a new city while we take our new friends for their walk. Visiting the beach on a beautiful summer evening while the dog plays in the water. Wandering the local area and seeing the city from a different perspective. Or just curling up on the couch at night and having a pet cuddled into you... there are so many ways a vacation is better.

Be it dogs or cats, farm animals or reptiles, the possibility of what we encounter is endless, and with kids, we've found that pet sitting certainly improves their experience as well. In the time

we've traveled so far we've cared for over 50 dogs, 30 cats, turtles, chickens, birds, geese, ducks, turkeys and much more!

Space

No matter who you are, space is important – space to move, to relax and as a family, space to get away from each other when it's needed. Paying for large accommodation is a huge expense. As house sitters, we often enjoy a 3 or 4 bedroom home, with full kitchen facilities and all the comforts we could hope for, at no cost!



7 Bedrooms and 7 Bathrooms - Al Ain, UAE

There are so many benefits to housesitting. These are just a couple that come to mind. In reality, this entire guide could simply be about the benefits of house sitting... but I think, by now, you've figured out how incredible housesitting is. So let's move on and share some hints and tips to get you started!

Getting Started

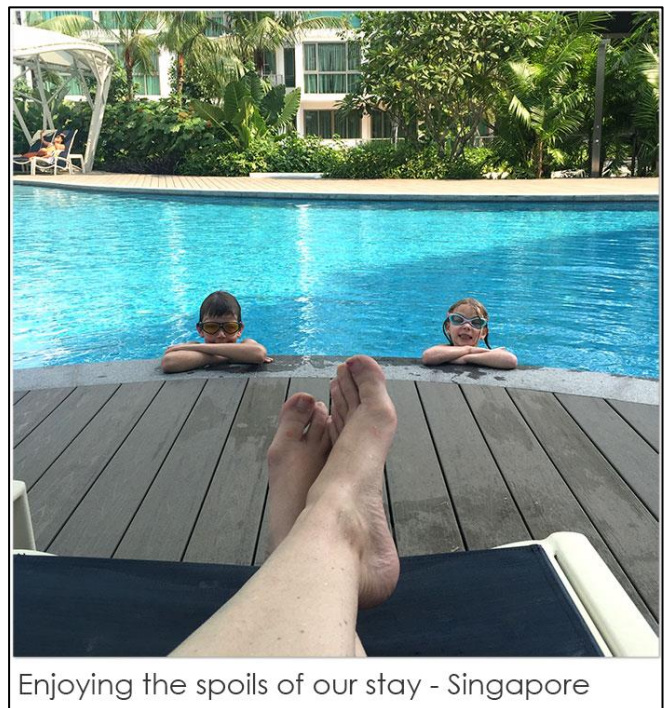
Ready to get started? Let's do this!

In this section, I will step you through the basics of becoming a house sitter. I'll show you where to find house and pet sitting opportunities, how to create an awesome profile that homeowners will love, discuss the application process and touch on how to be a successful sitter, to ensure you get a 5* review!

Join a Housesitting Website

There are many ways to find housesits and with its growth in popularity, there are more and more resources every day! Be it friends and family, Facebook Groups, or professional paid sites, a house sitting opportunity can come from anywhere, each with their own benefits.

When you are getting started, my advice is to join the world's largest housesitting website, Trusted Housesitters ([save 20% by using this link to join!](#)) It has a huge array of house sitting opportunities, is super easy to use and you can set up email alerts so that you receive updates each day.



Enjoying the spoils of our stay - Singapore

The joining fee is \$USD119.00, the cost of which you'll save in your first night's accommodation. [However to save 20%, click here.](#)

Joining as a Member, as opposed to viewing as a Guest, is critical in obtaining a sit. Members get notification of new opportunities a full 24 hours ahead of non-members. This 24-hour window makes all the difference in getting selected (see why below).

Other sites that you might like to look into as well include [House Sit Match](#) (one of my personal favorites! Their customer service is brilliant!), [Nomador](#), [Mind My Home](#), [House Carers](#), [House Sitters America](#), and [Aussie House Sitters](#). Another incredible resource is [House Sitting World](#), a site that allows you to search most of the major housesitting websites in one place.

Create an Awesome Profile

Once joined, you need to create a sitter profile. This is your opportunity to sell yourself to potential owners and it's important to get it right! You only need to scroll through the profiles on some sites to see that many sitters don't do a great job of setting up their profile, and it can be extremely detrimental.

Catch their attention in the Profile Heading

Your profile heading is one of the first elements a homeowner will see, so use it! Write a headline that catches their attention, sparks curiosity, explains how they'll benefit by choosing you, makes them think or solves a problem.

Some examples might include: Stop Looking, I'm Your Perfect House Sitter, 10 Reasons Why I am Just What You're Looking For, Why I'm The Best Sitter On This Site, Quick, and Get in Touch Before Other Owners Do.

Photos That Show You're a Great Choice

I can't tell you how often a homeowner has told me that we were chosen because of our profile photo. It's simply a selfie of my kids and I grinning like crazy people, but I'm told that our smiles have made people take notice!

It's important that you upload quality photos. Take the time to choose your photos wisely. A photo of you smiling for your profile pic, a photo of you with animals (I like to include a few of these), one with you looking responsible (ie, at home so they can see the quality and cleanliness of your home) and even one with friends or family.

Profile

When it comes to writing your actual profile, it is important that the homeowner gets a good sense of who you are, your love of animals, your experience and how they will benefit from choosing you.

Start with your elevator pitch. If you were in an elevator with a potential owner, what would you say in the limited time you have before either of you gets off? In other words, in just a couple of sentences, why should the homeowner choose you?

Explain why you want to house sit, your experience, why they can trust you (get a police check!) and how you will care for their animals while they are away!

Apply Apply Apply

When it's time to apply, the formula is simple. Write an amazing application letter (a mini version of your profile), apply often, and apply early.

Writing an Application Letter

As a homeowner looking for house sitters in the past, I was often surprised at the number of short one line applications I would get. It did nothing to catch my attention, and if I was interested, it made me do all the work of finding out more about that person.

On the other hand, many would send a lovely message that not only caught my attention but took the time to explain how I would benefit if I chose them. Before even looking at their profile, I already had a good idea that I liked this person!

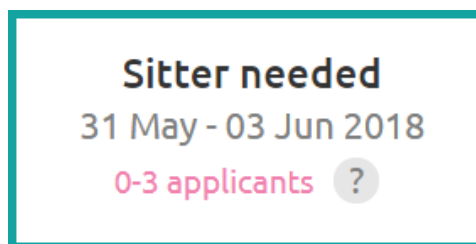
Start by catching their attention. Again, use your elevator pitch. Then go into explaining how you can help them. This is not the time to say "we'd love to have free accommodation at your house!" I always like to use their animal's names and make reference to things they've said in their listing as this shows you have actually read what they wrote. Finally, if you are available for interview by Skype, phone call or personal visit, explain that to them and then sign off politely.

Apply Often

Being selected for a house sit is a bit of a numbers game. With so many house sitters competing against you, you just can't be successful every time. But don't let it get you down. Try and be flexible with your dates and destination and apply for any house sits that could work. The more you apply for, the more likely you are to be accepted, especially when you are just getting started.

Apply Quickly

Homeowners are often inundated with applications and as you can imagine the people that get the most attention are the first few to apply. Therefore it's super important to be one of the first to apply for a house sit. Check sites regularly, sign up for location-based notifications when available, and when you find something you like... go for it! Sites like Trusted House Sitters help you with this by showing how many applications have been received. This is a great tool for sitters wanting to apply, but don't let this put you off if the numbers are high. We've regularly been selected for sits that already had 15 or more applications.



Get References

When you are first getting started, it can be a little harder to be selected as you don't have the experience that others may have. Most sites, however, offer you the ability to ask friends and family for references and these will certainly help.

On sites like Trusted Housesitters, it is super important to get reviews within their system, so your first one or two reviews are critical to success. My advice? Find one or two short, local stays. Even if it's just for 1 or 2 nights. It will be quick and easy for you to do, and a quick boost to your reviews. Once you have a couple under your belt, owners will instantly have a much greater level of trust, and you'll begin to find your success rate improve.

Be the Best

When you do eventually get your first house sit, be the very best house sitter you can possibly be. I always aim to go above and beyond, to ensure that owners are happy and to help me get a 5* review (which of course helps you get selected in the future).

How do you achieve this? There are lots of ways to impress your owners, but here are a few that we've found successful:

- **Communicate well** – in the lead up to the sit, be sure to keep in touch with them regularly. If you've been selected well in advance, check in every now and then just to say hi. If you don't they may get nervous and wonder if you're going to turn up! Once on the sit, keep in touch with the owners regularly. Update them on how everything is going, and send 1 or 2 photos of their pets so Owners can see how happy they are. If anything does go wrong, be sure to keep in touch with them and always get permission before calling in tradesman etc (unless otherwise advised).
- **Be flexible with your arrival** – the homeowner will be very busy getting ready to depart so it's important you fit into their schedule when you arrive. Some owners like sitters to arrive the day before, others the morning of their departure. Ask them what they prefer and then stick to that arrangement (don't be late!)
- **Ask lots of questions** – as they show you around the home and introduce you to their pet/s, you are on display. Show affection to the animals and ask lots of questions so that a) they see you want to do a great job, and b) you understand EXACTLY what is needed. From experience, as long as everyone understands what is expected, the sit will proceed without too many issues.
- **Meet the Owners Requirements** – If you've been asked to walk the dog each day, make sure you do. If you've been asked to water the plants every Monday, make sure you do. The homeowners have trusted you to come into their home, under the promises you've made. We take our job as house sitters very seriously, and always do our best to meet what is asked of us.
- **Leave the home cleaner than you found it** – so many times homeowners have actually commented in our review how impressed they were with the cleanliness of their home on their return. They are returning from time away, and as we all know, that first night home is so nice. As the old saying goes "there's no place like home", so you don't want them coming home to a dirty, messy house. Clean the house thoroughly. Wash sheets and have the beds remade, ready for them to sleep in. Wash all towels that you've used, and clean and dust every surface.
- **Stock the fridge** – I always like to leave my returning homeowners some basics in their refrigerator to make coming home easier. Milk, butter, and eggs, and sometimes even a home cooked meal (if I've got some idea of what they might like!) This is always appreciated on arrival... just make sure to let them know in advance so they don't stop and purchase these on the way home!

- **Leave a Thank You Note** – House sitting is a win-win for both parties. But as the sitter, I genuinely appreciate a homeowner selecting me over the many others that no doubt applied. So regardless of the care I've given their animals or the security I've provided their home, I always have a small thank you note/card with some flowers or chocolates to leave them on our departure.

Getting started in the world of house sitting can initially seem a little daunting, but with a little effort and some great advice, you'll be up and running before you know it!

House sitting has been an incredible way for my family and I to see the world, and I hope that the hints and tips I've shared in this guide will help you get started the right way!

Of course, this guide has only skimmed the surface... for more detailed information and to learn all the ins and outs to help you become a successful housesitter, be sure to check out our [Housesitting Kickstarter Course](#).

I'd like to wish you luck as you kick-start your house sitting journey. Please be sure to [send me a message](#) when you are selected for your first sit... I'd love to hear all about it.

 **YOU CAN LIVE ANYWHERE IN THE WORLD FOR FREE! I'LL TEACH YOU HOW!**



Housesitting With Kids Kickstarter

Learn The Secrets To Housesitting With Kids