

## **EXCLUSIVE PROPERTY MANAGEMENT AGREEMENT**

This agreement is between \_\_\_\_\_ (Owner)  
and \_\_\_\_\_ (Broker/Property  
Manager)

1. **AUTHORITY TO MANAGE PROPERTY:** Owner gives Broker/Property Manager the exclusive right to manage the real and property described below beginning the \_\_\_\_ Day of \_\_\_\_\_, \_\_\_\_\_, ending at 11:59pm the \_\_\_\_ Day of \_\_\_\_\_, \_\_\_\_\_, except that either party may terminate agreement by giving 15 days notice by fax or regular mail. Owner certifies that and represents that he /she has the legal authority and capacity to lease the property and improvements.

### **2. DESCRIPTION OF PROPERTY:**

(A) Real property address: \_\_\_\_\_

(B) Type of Property:   Single Family Home   TownHouse   Condo  
                                  Warehouse

(C) Occupancy:           Vacant   Occupied

3. **BROKER/PROPERTY MANAGER OBLIGATIONS:** Broker/Property Manager will use due diligence to manage, operate and lease the property in accordance with this agreement.

(A) Tenant Matters:

Manage tenant relations, including negotiating renewals of existing leases, terminating tenancies and signing and serving appropriate notices on behalf of owner; initiating and prosecuting eviction and damages actions on behalf of owner; and procuring legal counsel when necessary to protect owner's interests and rights in connection with the property.

4. **COMPENSATION:** Owner agrees to compensate Broker/Property Manager as follows, plus any applicable taxes on Broker's services:

(A) For managing tenant relations \$100.00, plus any cost that may be associated with the management of the described property. Including but not limited to court cost, process serving fees, and sheriff's fees

Broker advises Owner to consult an appropriate professional for related legal, tax, property condition, environmental, foreign reporting requirements and other specialized advice.

Date\_\_\_\_\_ Owner\_\_\_\_\_

Date\_\_\_\_\_ Authorized Licensee or Broker\_\_\_\_\_