



LAW PROPERTY MANAGEMENT, INC. MANAGEMENT AGREEMENT

WWW.LAWRENTALPROPERTIES.COM
GOTRENT@LAWRENTALPROPERTIES.COM

Property Address _____

Owner _____

Address _____

Telephone _____

Email _____

Fax _____

Law Property Management, INC. (from hereafter listed as “AGENT”) is willing to manage the above named property and OWNER is willing to hire AGENT to manage the above named property under the following terms:

IT IS AGREED AS FOLLOWS:

Section 1 PROPERTY MANAGEMENT

OWNER retains AGENT to manage property during the term of this AGREEMENT and to act as follows:

- A. To take all reasonably necessary steps to collect lease payments, charges and other income from tenants of the property according to the terms of their lease agreements, and to execute receipts and other documents reflecting the receipt of such sums on behalf of OWNER. All such sums shall be collected and handled by AGENT on behalf of OWNER.
- B. To use AGENT’S best efforts to enter into leases and month-to-month tenancies with existing and prospective tenants upon terms and under the standard form lease and tenancy agreements. AGENT has authority to execute leases on behalf of OWNER pursuant to terms and conditions authorized by OWNER.
- C. To make every reasonable attempt to secure full compliance by each tenant with the terms of each such TENANT’S lease and tenancy agreements.
- D. To advertise promptly, at OWNER’S expense, when Property becomes vacant.
- E. AGENT will conduct move-in/move-out inspections.
- F. OWNER must provide AGENT with at least 3 keys to the property. If one key or less is provided to AGENT, AGENT will have two additional keys made or re-key the property at the OWNER’S expense.

Section 2 BANKING

AGENT has a separate OWNERS Operating Account for the deposit of receipts and collections as described herein. Funds in the account shall remain the property of OWNERS subject to disbursement of expenses by AGENT as described in the AGREEMENT. AGENT’S OWNERS Operating Account is a common account used for All OWNERS represented by AGENT.

- a. AGENT shall collect all rents, charges and other amounts receivable on OWNER’S account in connection with the AGENT of the PREMISES. Such receipts shall be deposited in the account maintained by the AGENT for PREMISES.

“We Make Owning Property Manageable”

940 N Cole Rd, Boise, ID 83704 • 208.378.1415 • Fax: 208-639-6278

- b. If OWNER chooses, AGENT can electronically transfer monthly proceeds directly to OWNER's account. Otherwise all Cash Distributions will be sent via check. AGENT uses Paylease for electronic transfers. AGENT does not guarantee the timeliness of Paylease, however, Agent has requested processing by Paylease within 1-2 business days.
- c. OWNER acknowledges that all interest amounts received by AGENT on any lease income, operating funds, security and other deposits, or any other amounts held in the Operating Account shall be retained by AGENT or as directed by the State of Idaho.
- d. AGENT shall comply with all applicable state or local laws concerning the responsibility for security deposits. Security deposits will be deposited into a separate account maintained by AGENT. AGENT shall collect and maintain all tenant deposits, such as security deposits, cleaning and damage deposits, pet fees, cable/satellite deposits, and any other deposits in which AGENT deems necessary to collect from TENANT. At no time will AGENT disperse to OWNER any security or other deposit for any reason during the term of a rental agreement. OWNER'S of new accounts agree to provide an accounting of all security deposits and to supply AGENT with matching on or before the effective date of this AGREEMENT.
- e. OWNER shall be responsible for the payment of all mortgage/notes, property taxes, special assessments, Home owner Association fees, all utilities as listed in the utilities section of this AGREEMENT, and premiums for casualty and liability insurance relating to the PREMISES unless otherwise modified in writing with AGENT. OWNER agrees to keep all mortgages, property taxes, association fees, or any other obligations which could lead to a foreclosure action against the property current and paid in full. Should AGENT be notified that a foreclosure action has been initiated against the PREMISES, OWNER is still responsible for the terms of this AGREEMENT. OWNER will have 30 days to correct and make all obligations current. Should OWNER fail to stop the foreclosure process, OWNER authorizes AGENT to release the TENANT from their rental agreement and all future rental payments, refund the security deposit to the TENANT, and deduct from OWNER'S funds on hand all amounts due to AGENT or TENANT including, but not limited to, any refund to TENANT of prorated rents or expenses and all AGENT fees and other fees as described within this AGREEMENT.
- f. From the Operating Account, AGENT is hereby authorized to pay or reimburse itself for all expenses and costs of operating the PREMISES, including AGENT'S compensation and expense reimbursements.
- g. At the discretion of AGENT, any balance of the OWNER'S account due and owing AGENT and not paid within 10 days of constructive notice will accrue interest at Eighteen percent (18%) per annum however not less than Twenty-Five Dollars (\$25) per month, until paid in full. Mailing of monthly statement of income and expenses indicating a deficient OWNER balance shall be sufficient notice to OWNER of balance due.

Section 3 FINANCIAL AND OTHER REPORTS

AGENT shall issue to OWNER a profit and loss statement on the 10th day of each month which will include itemization of all income and expenses related to the property. AGENT provides reasonable accommodation for information requested by Owner's, however, copies of specific bills such as monthly utility bills will be done at OWNER'S expense. Additional reports will be done at OWNER'S expense. Any rents collected after the printing of OWNER'S statement each month will be applied to the following month's OWNER'S statement.

Section 4 LEASING AND RENTING

- a. AGENT shall use all reasonable efforts to keep PREMISES rented by procuring tenants for the PREMISES. AGENT is authorized to negotiate, prepare and execute all leases, including renewals and extensions of leases and to cancel and modify leases.
- b. During the term of this AGREEMENT, OWNER shall not authorize any other person, to negotiate or act as rental agent with respect to any leases for the PREMISES.
- c. AGENT will make all decisions as to the rental amount. OWNER understands the AGENT determines rental amounts in a competitive manner and consistent with other similar properties managed by AGENT or in the vicinity of the OWNER'S property.

- d. OWNER and AGENT agree to follow all Federal and Local Fair Housing Laws. If OWNER should at anytime request AGENT to disregard Fair Housing Laws and/or Landlord/Tenant Laws, and persists after AGENT's refusal or advice to the contrary, this contract will be terminated immediately and the AGENT fees for the balance of the contract or \$500, whichever is greater, will be due immediately.
- e. AGENT shall have the authority on behalf of the OWNER to terminate any lease or rental agreements covering the PREMISES that are in default, to execute and serve such legal or other notices as AGENT deems appropriate, to institute legal actions for the benefit of, and the expense of, OWNER for the purpose of evicting tenants in default and to recover possession of the PREMISES, to recover unpaid rents and other sums due from any tenant to settle, compromise and release claims by or against any tenant, and to employ attorneys for the payment of rent more than five days in arrears. OWNER agrees that AGENT is not responsible for the collection of delinquent accounts. AGENT assumes no liability for money that is uncollectible for any damages or costs related to the tenancy and the property.
- f. OWNER authorizes AGENT to use a lockbox to permit access to the premises, to the agent, cooperating agent, potential residents, and maintenance personnel. Owner acknowledges that agent is not insuring owner against theft, loss, or vandalism resulting from such access.
- g. AGENT assumes no responsibility for Management of personal property left by OWNER at the PREMISES.

Section 5 UTILITIES

- a. OWNER is responsible for payment of all utilities. OWNER must contact each utility, such as electric, gas water, sewer, trash, and irrigation companies and provide AGENT with billing information to include account and contact numbers. If AGENT is to pay utilities on behalf of OWNER, OWNER is to set billing as follows:

OWNER's Name
 C/O Law Property AGENT, Inc
 940 N Cole Road
 Boise, ID 83704
 208-378-1415

- b. OWNER agrees to set up Landlord Service Agreement in the OWNER's name but in care of AGENT using AGENTS mailing address.

Section 6 ADVERTISING

- a. AGENT is authorized to advertise the PREMISES or portions thereof for rent, using print ads, periodicals, signs, brochures, internet/web sites, displays, or such other means as AGENT may deem proper and advisable. AGENT is authorized to place signs on the PREMISES advertising the PREMISES for rent. Newspaper ads that share space with other properties managed by AGENT shall be prorated. OWNER agrees to reimburse AGENT for all advertising costs. Advertising expenses may include direct costs for advertising the OWNER'S PREMISES as well as a reasonable pro-rata share of general advertising by the AGENT which is designed to collectively benefit the OWNER'S PREMISES and other properties managed by AGENT.
- b. OWNER agrees to allow AGENT to place vacant unit on Law Property Management, INC. (LPM) website after receiving a written thirty day notice by resident or when taking a new vacant unit at a price of \$20 during the entire vacancy period or until the unit is rented. If additional advertising is requested, an advertising price sheet will be provided.

Section 7 AGENT'S FEES

- a. OWNER shall pay to Manager a monthly fee equal to 10% of the lease payments, and a one time administrative fee of \$150.00. The one time administrative fee is due upon the signing of this agreement, prior to any marketing of said property to prospective tenants. Monthly AGENT fees are collected from rents received from tenants and will be summarized on a monthly statement provided to OWNER.

- b. OWNER agrees to reimburse AGENT each month during the term hereof for expenses directly attributable to OWNER'S property. These expenses include, but are not limited to, maintenance, advertising and legal fees.
- c. Any time expended by AGENT or AGENT'S employee(s) in preparation for and attendance in court on OWNER'S behalf, will be billed at the rate of \$75.00 for each eviction or \$60.00 per hour for other litigation. OWNER and AGENT agree such charges will be paid by OWNER.
- d. Normal property management services do not include showing property to real estate agents, inspectors, appraisers, or prospective buyers while property is for sale unless OWNER is using one of AGENT'S preferred Real Estate Agents. Should OWNER request AGENT to perform services not included within what is considered normal property management services; a fee based at \$60.00 per hour may be assessed at AGENT'S discretion.
- e. AGENT shall receive and retain all TENANT application fees, non-sufficient fund bank fees, move out inspection fees, non-payment fees, non-payment delivery notice fees, termination fees, unused pet fees and late fees charged to tenant and enforced by AGENT'S lease agreement.
- f. Delivery of notices are charged to the owner but billed to the TENANT.
- g. OWNER agrees to pay AGENT a \$75.00 fee for every lease renewal accomplished for aforementioned property. This is a one-time charge and billed only after a new lease or existing resident signs addendum renewal to existing lease.

Section 8 LEGAL FEES

- a. OWNER agrees to pay all expenses incurred by AGENT including but not limited to, attorney's fees for counsel employed to represent AGENT or OWNER in any proceeding or suit involving an alleged violation by the AGENT or OWNER, or both, of any constitutionality provision, statute, ordinance, law or regulation of any governmental body pertaining to fair employment, Federal Fair Housing, including without limitation, those prohibiting or making illegal discrimination on the basis of race, creed, color, religion, national origin, marital status, or mental or physical handicap in the sale, rental or other disposition or housing or any services rendered in connection therewith, but nothing herein contained shall require AGENT to employ counsel to represent the OWNER or himself in any such proceeding or suit.
- b. OWNER shall not hold AGENT liable for any error of judgment or mistake of law except in cases of willful misconduct or gross negligence.
- c. If any legal action or proceedings are brought by either party to enforce any part of this AGREEMENT, the prevailing party shall recover, in addition to all other relief, reasonable attorney's fees and costs, but not to exceed \$750 (seven hundred fifty dollars).

Section 9 TERM OF AGREEMENT

This Agreement is for twelve months and shall begin _____, and shall continue on a year-to-year basis thereafter until terminated by either party upon 30 days written notice to the other party via fax or certified mail.

- a. If property is occupied at contract initiation, OWNER shall be obligated to pay AGENT, AGENT'S fees for the remainder of lease agreement. If the property is vacant at contact initiation, agreement is to remain month to month until property is secured with a tenant, at which time OWNER is responsible for AGENT'S fees the term of the lease. In the event the OWNER terminates this AGREEMENT, the OWNER agrees to pay to the AGENT an administrative fee equal to the percentage set forth in Section 7 herein applied to the actual or projected rent for the PREMISES for the remainder of the initial term or remainder of signed rental agreement with tenants.
- b. All provisions of this AGREEMENT that require the OWNER to have insured or to defend, reimburse, or indemnify the AGENT, shall survive any termination, and if AGENT is or becomes involved in any proceeding or litigation by reason or having been the OWNER'S AGENT, such provision shall apply as if this AGREEMENT were still in effect.
- c. In the event that the OWNER defaults in this AGREEMENT, OWNER agrees that all sums and fees due to AGENT for remainder of AGREEMENT will be due and payable in advance of the fixed payment date. These fees may include but are not limited to; AGENT fees for remainder of contract, late fees, maintenance fees, cleaning fees, advertising fees, utility fees, posting fees, etc.

- d. AGENT may withhold funds for 30 days after the end of the month in which this AGREEMENT is terminated to pay bills previously incurred but not yet invoiced and to close accounts.
- e. AGENT has permission from OWNER that any amounts due at termination of AGREEMENT will be subtracted from rents and security deposits held. AGENT will provide OWNER with an accounting record of these transactions. All remaining money, records, and accounting matters will be released to OWNER upon final payment.
- f. This AGREEMENT is to supersede any and all previous signed OWNER agreements.

Section 10 BINDING EFFECT

- a. This AGREEMENT shall be binding upon the parties hereto and their respective personal representatives, heirs, administrators, executors, successors and assigns. OWNER acknowledges receipt of a legible copy of this fully executed AGREEMENT.
- b. Should any section or any part of any section of this AGREEMENT be rendered void, invalid, or unenforceable for any reason by any court of law exercising competent jurisdiction, such a determination shall not render void, invalid, or unenforceable any other Section or any part of any section in this AGREEMENT.
- c. AGENT may change the terms under which AGENT is willing to provide service in the future under the AGREEMENT, but only by giving at least 30-days advanced written notice to OWNER.
- d. The drafting, execution and delivery of this AGREEMENT by the parties includes no other representations, statements, warranties or agreements other than those expressed in this AGREEMENT. This AGREEMENT embodies the entire understanding of the parties, and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof unless expressly referred to in this AGREEMENT.

Section 11 INDEPENDENT CONTRACTOR STATUS

This AGREEMENT shall not in any manner be construed to be a partnership agreement and the parties hereto expressly agree that this AGREEMENT establishes an independent contractor relationship.

Section 12 MAINTENANCE, REPAIRS AND CLEANING

- a. AGENT is authorized to make or cause to be made, through contracted services or otherwise, cleaning, all ordinary repairs and replacements reasonably necessary to preserve and maintain the PREMISES in an attractive condition, rent ready, and in good state of repair for the operating efficiency of the PREMISES, and all alterations required to comply with lease requirements, governmental regulations, or insurance requirements. AGENT is also authorized to decorate the PREMISES and to purchase or rent, on OWNER'S expense, all equipment, tools, appliances, materials, supplies, and other items necessary for the AGENT'S maintenance or operation of the PREMISES. Such cleaning, maintenance and decorating expenses will be paid by the OWNER through the OWNER'S OPERATING ACCOUNT. OWNER authorizes AGENT to make all necessary repairs to the premises, either general maintenance or emergency at its discretion and holds AGENT harmless from any cost incurred of making the aforementioned decision. AGENT shall not be liable to OWNER for any act, omission or breach of duty of such independent contractor or suppliers.
- b. OWNER agrees that AGENT may contract for services to outside entities. An additional 10% AGENT Administrative Fee shall be charged to the total vendor billing for capital improvements or repairs. AGENT provides an estimated cost for cleaning, repairs, or capital improvements – this is done with the best available knowledge at the time, and may be reasonably adjusted for actual conditions at the time work is performed. Additional work, greater than 20% of original scope, shall be reviewed with the OWNER prior to completion, if the total charge exceeds AGENT'S authorization as in section 12c. following.
- c. OWNER authorizes AGENT to supervise the cleaning, maintenance, repair and minor remodeling and refurbishing of the PREMISES for amounts up to \$300 without OWNERS approval. AGENT will attempt to get OWNERS approval for all other repairs exceeding \$300. If an emergency arises or AGENT can not contact OWNER, OWNER gives AGENT the authority to repair all emergency issues.

Section 13 YARD MAINTNANCE/CARE/LANDSCAPING

- a. AGENT does not provide yard care services. Yard care is considered to include, but is not limited to the following: weeding, trimming, mowing, edging, pruning, fertilizing, setting auto timers for sprinkler systems, removal of garbage, debris, or animal feces. OWNER must indicate in writing who is to care for the yard, whether it is the TENANT, an independent contractor, or the OWNER. AGENT agrees to inspect the exterior of the yard during its random property surveys and will notify the party designated to care for the yard of deficiencies; however, at no time is AGENT responsible for the care of the yard for the PREMISES. If OWNER indicates that the yard care is to be performed by other than AGENT, the OWNER assumes responsibility for the yard care in between tenancy unless otherwise agreed upon with AGENT.
- b. The OWNER gives permission for AGENT to bill for any necessary lawn cutting, trimming and weeding or similar property upkeep services during vacancies in order to maintain a respectable outer appearance of the property. If this property includes a sprinkler system, the OWNER authorizes AGENT to perform necessary maintenance in the fall. When sprinkler repairs greater than \$300 are needed, the OWNER will be contacted for approval. OWNER authorizes AGENT to perform sprinkler blow out and turn on at OWNER'S expense. If the property does not have a sprinkler system the OWNER agrees to pay for labor and material costs to setup hose, timer and sprinklers to insure the lawn and garden areas are watered. An additional 10% administrative fee shall be charged for the total vendor billing for yard maintenance, care and landscaping.
- c. It is the OWNERS responsibility to provide AGENT with any and all information pertaining to any pre-existing landscaping contracts. It is the professional advice of AGENT to install a functioning sprinkler system on all units that do not currently have watering systems.

Section 14 NORMAL WEAR AND TEAR DEFINED

Normal wear and tear means the deterioration that occurs based upon the use for which the rental unit is intended and without negligence, carelessness, accident, misuse, or abuse of the premises or contents by the tenants, their family, or their guests. For the purposes of this agreement, AGENT will consider the following items as normal wear and tear. (Nail holes used to hang pictures, minor spot painting between tenants, traffic wear in carpet, carpet replacement after 5-7 years, scuffed hardwood floors, sometimes minor cleaning between tenants, worn toilet seats, re-keying or replacement of worn locks, blind replacement due to sun damage or paint flaking, caulking or any other preventative maintenance).

Section 15 EVICTION NOTICES

AGENT will serve termination notices, notices to quit or pay rent and any other notices to tenants, as AGENT deems appropriate. If the property has existing delinquent TENANTS at the beginning of this management AGREEMENT, we will charge our hourly rate (\$60/hour) plus any attorney fees, for time spent on collections, evicting or otherwise taking over management. We will retain attorneys approved by the OWNER to enforce OWNER'S rights, and to institute legal action on behalf of the OWNER. The OWNER will be solely responsible for these attorney fees.

Section 16 COLLECTIONS

AGENT will prepare and send any balances owed to OWNER from TENANT to collections for a \$50 fee. This bill is paid by the OWNER but will be charged to the TENANT. Any monies obtained from collections will be given to OWNER. LPM will charge a 10% AGENT'S fee.

Section 17 INSURANCE: HOLD HARMLESS AND LIABILITY

Nothing contained in this AGREEMENT shall be construed as rendering AGENT liable for any action, omission, or occurrence resulting from or in any manner arising out of the performance of AGENT'S duties and obligations hereunder, or the exercise by AGENT of any of the powers or authority herein or hereafter granted to AGENT by OWNER, or the use of any lease or rental agreement required by OWNER. At all times this AGREEMENT is in effect, OWNER, at OWNER'S expense, must maintain in full force and effect:

- a. Fire and extended coverage for all casualties and hazards customarily covered by casualty insurance in the State of Idaho, for the full insurable value of the PREMISES, containing endorsements that contemplate the leasing of the property by OWNER and vacancies between lease terms; and

- b. Public liability insurance naming AGENT as an additional insured.
- c. OWNER agrees to indemnify, defend and hold AGENT harmless from all claims, investigations, and lawsuits by third parties related to the PREMISES, AGENT or leasing, whether occurring during the term of this AGREEMENT or after its termination, or from any claim or liability for damage to property, or injuries or death of any person.
- d. It is expressly agreed and understood that all personnel employed in connection with the PREMISES are employees of the OWNER and not the AGENT. The OWNER'S obligation under this Section shall include the payments of all costs, expenses, suits, claims, settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay, court costs, litigation expense, worker's compensation claims, and attorney's fees.
- e. AGENT shall not be liable for any willful neglect, abuse or damage to the PREMISES by tenants, vandals, or others, nor loss or damage to any personal property of OWNER.
- f. If at any time during or after the term of this AGREEMENT, the PREMISES are found to be contaminated with hazardous waste, OWNER agrees to indemnify and hold AGENT harmless from all claims, demands, actions, liabilities, costs, expenses, damages and obligation of any nature arising from or as a result of said hazardous waste. The foregoing indemnification shall survive the termination or expiration of the AGREEMENT.
- g. It is the intention and AGREEMENT of the Lessor and the Lessee that fees payable under this AGREEMENT have been fixed in contemplation that OWNER shall fully provide its own insurance protection at its own expense, and that OWNER shall look to his insurance protection at its own expense, and that OWNER shall look to his insurance carrier for reimbursement of any such loss, and further, that the insurance carrier involved shall not be entitled to subrogation under any circumstances against AGENT.

Section 18 ASSIGNMENT

Neither party may assign any rights or delegate any duties hereunder without 30-day notice to the other party.

Section 19 HOLD HARMLESS

OWNER agrees to indemnify and hold the AGENT and the assets of the AGENT free and harmless from any and all claims, liabilities, losses, damages or expenses resulting from AGENT'S maintenance of the Property.

Section 20 RISK OF LOSS

As between the parties hereto, the OWNER shall bear all of the risk of loss of the Property. The OWNER shall bear the cost of any insurance covering the loss or damage to the Property.

Section 21 ARBITRATION

If at any time during the term of this agreement any dispute, difference, or disagreement shall arise upon or in respect of the Agreement, every such dispute difference of the parties shall be arbitrated. If a single arbiter can not be agreed upon, an arbiter shall be selected in accordance with the rules of the American Arbitration Association and such dispute difference or disagreement shall be settled by Arbitration in accordance with the then prevailing commercial rules of the American Arbitration Association.

Section 22 SPECIAL POWER OF ATTORNEY

KNOWN ALL MEN BY THOSE PRESENT; that the OWNER has made, constituted, and appointed and by those present do make, constitute and appoint AGENT and its agents, true and lawful attorney for and in their name, place and stead, and for their use and benefit as follows:

- a. To let, rent and lease on such terms and conditions as said attorney in fact may deem proper and to extend or renew any lease or minimum term tenancy now or hereafter in effect, for such term or terms and at such rents and subject to such covenants, provisions and constitutions as they may deem best for the above described PREMISES.
- b. To ask, demand, collect, and receive all rents and moneys, and to file receipts therefore; to order, direct, superintend, and manage all repairs, alterations, and improvements, and to make disbursements for the same; to make all purchases; in general, to do and perform all acts and

things incident to AGENT of the PREMISES and make all proper and necessary disbursements in connection therewith. AGENT shall also have full power to lease said PREMISES as provided herein and to do all acts necessary for the carrying out and execution of such leases or minimum term tenancies. Agent shall have full power to initiate, set up, terminate, or modify any and all utilities or landlord service agreements for all utilities related to the PREMISES, such as but not limited to: electric, gas, water, sewer, trash, and irrigation.

- c. Giving and granting unto said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the above stated PREMISES, as fully to all intents and purposes as the OWNER might or could do if personally present, and hereby ratifying and conforming all that said attorney shall lawfully do or cause to be done by virtue of these presents.

Section 23 AGREEMENT READ

OWNER AND AGENT AGREE THEY HAVE READ THIS AGREEMENT. OWNER acknowledges that OWNER has had the opportunity to review and consider it and to have it reviewed by anyone of his choosing.

Section 24 PROPERTY PROFILE AND OTHER INFORMATION

Units	_____	Fireplace	_____	Pool	_____
Year built	_____	Sprinkler system	_____	School District	_____
Remodel year	_____	Location of timer	_____	Elementary	_____
Bedrooms	_____	Irrigation/City	_____	Middle	_____
Baths	_____	Parking	_____	Junior High	_____
Levels	_____	Garage Code	_____	Senior High	_____
Garage #	_____	Refrigerator	_____	Dishwasher	_____
Washer	_____	Dryer	_____	Microwave	_____
Family Room	_____	Remotes	_____	Heat Type	_____
Living Room	_____	Laundry	_____	Bonus Room	_____
Basement	_____	Location of shut off valves	_____		

Location of Mail Boxes _____

Association Information _____

What are the selling points of the property? _____

Insurance Information _____

Company	Policy #	Agent Name	Phone
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Home Warranty Information _____

Company	Account #	Contact Name	Phone
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Builder Information _____

Company	Builder Contact	Phone
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Your Realtor Information _____

Company	Realtor Name	Phone
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Monthly rent amount/deposit you wish to charge _____

What utilities do you wish to be included with the monthly rent? _____

Do you want to allow pets? If so, are there any restrictions other than AGENT's? _____

Are you open to move in specials if necessary? _____

How much are you willing to lower rent if needed? _____

OWNER has read and completed the foregoing AGENT agreement and property description form and agrees to hold Law Property AGENT, Inc. harmless from any liability or damage arising from incorrect or undisclosed information.

IN WITNESS WHEREOF, the parties hereby have affixed or caused to be affixed their respective signatures this _____ day of _____, 20__

OWNER _____

OWNER _____

S.S. # _____

S.S. # _____

Phone _____

Phone _____

Address _____

Address _____

E-mail _____

E-mail _____

Manager _____
Law Property AGENT