



PROPERTY MANAGEMENT AGREEMENT

This Agreement is made and entered into this 1st day of , 2014 by and between (Owner), **and Horizon Property, John Taylor** (Broker/Owner/Manager).

Owner hereby employs the services of Manager to manage, operate, control, rent and lease the following described property:

Responsibilities of Manager

Owner hereby appoints Manager as his lawful agent and attorney-in-fact with full authority to do any and all lawful things necessary for the fulfillment of this Agreement, including the following:

1. To collect all rents as they become due, giving receipt therefore and to render to Owner a monthly accounting of rents received and expenses paid out on behalf of owner; and to remit to Owner all income, less any amount paid out.
2. To make or cause to be made all decorating, maintenance, alterations and repairs to the property and to hire and supervise all employees and other labor for the accomplishment of same.
3. Provide one monthly exterior inspection and photos.
4. Do one interior inspection every four months.
5. Verify every six months that renter insurance is in tact.
6. Provide reputable and quality subs for any necessary repairs.
7. To advertise the property and display signs thereon; to rent and lease the property; to sign, renew and cancel rental agreements and leases for the property or any part thereof; to sue and recover for rent and for loss or damage to any part of the property and/or furnishings thereof; and, when expedient, to compromise, settle and release any such legal proceedings or lawsuits.
8. Any additional costs can be found on the Property Management Fee Schedule.

Liability of Manager

Owner hereby agrees to hold Manager harmless from any and all claims, charges, debts, demands and lawsuits, including attorney's fees related to his management of the herein-described property, and from any liability for injury on or about the property which may be suffered by any employee, tenant or guest upon the property.

Compensation of Manager

Owner agrees to compensate Manager as follows _____ dollars per month.

Term of Agreement

This Agreement shall be effective as of the _____ day of TBD, 20____, and shall expire 11:59 PM on the _____ day of TBD, 20____.

Upon expiration of the above initial term, this Agreement shall automatically be renewed and extended for a like period of time unless terminated in writing by Owner by providing written notice **30** days prior to the date for such renewal. Manager may terminate this agreement at anytime in the event rental fees are deemed uncollectable. This Agreement may also be terminated by mutual agreement of the parties at any time with a 30 day written notice by either party. Upon termination Owner shall pay to Manager any fees, commissions and expenses due Manager under terms of this Agreement, which are owing to Manager.

This document represents the entire Agreement between the parties hereto.

IN WITNESS WHEREOF, the parties hereto hereby execute this Agreement on the date first above written.

Owner / Lessor

Date

Print name of Owner / Lessor

Owner / Manager – Horizon Property Management Company

Date

Print name of Owner / Manager – Horizon Property Management Company