



Red Fox Realty Inc.

PROPERTY MANAGEMENT AGREEMENT

This AGREEMENT entered into this _____ day of _____ 2008 by and between _____ hereinafter called OWNER and Red Fox Realty, Inc., hereinafter called AGENT.

For and in consideration of the covenants herein made the parties hereby agree as follows:

1. EMPLOYMENT: The Owner hereby employs Agent as its exclusive authorized agent to lease, rent, operate, and manage the real property located at _____ in the City of _____, County of _____, Florida at the monthly rate of \$_____ dollars per month. Agent is given permission to rent the premises for as low as \$_____ dollars per month, if market conditions warrant such reduction. Such reduction will be at the discretion of the Agent. The initial term of this agreement shall be for a period of one year from the date hereof. In the event the term of the lease so negotiated exceeds the term of this agreement, this agreement shall automatically be extended to include the term of the lease so negotiated and any renewals thereof.

2. LEASING: Agent is authorized to advertise and utilize all professional methods to secure and qualify tenants; to execute leases and renewals; to terminate tenancies and to sign and service for the Owner in such matters relating to efficient property management; to institute legal actions in the name of the Owner to evict tenants when necessary. Such legal action to enforce the provision of the lease will be at the Owners expense. Any such expenses, if not otherwise collected by Agent shall be deducted from future rents. A copy of the form lease to be used by Agent for Owner, and prospective tenants is attached hereto. Owner agrees to the form and content of said lease and subject to the insertion of rental rates and duration, agrees to be bound by the terms thereof when executed on its behalf by Agent. Red Fox Realty retains the right to refund the tenant's security deposit in full or part upon the advice of legal counsel. Owner shall provide or bear cost of providing four(4) sets keys to each door on the premise.

3. RENTS: Agent is authorized to collect and disburse rents, security deposits, and other such funds. Disbursement of rents will be in accordance with Owners requirements. Agent shall not be liable for any loss suffered by the Owner as a result of refusal of a tenant to pay rent or from the negligence of a tenant. Owner agrees for manager to require releases from all parties in the event of a controversy before dispersing escrow trust funds.

4. MAINTENANCE: Agent is authorized to employ, supervise and discharge all labor required for the operation and maintenance of the property. Such authorized repairs shall not exceed Two Hundred Fifty Dollars (\$250.00), except emergency repairs, and shall be deducted from the Owners account. Agent is authorized to maintain a property maintenance fund in the maximum of Two Hundred Fifty Dollars (\$250.00). Agent shall incur no liability for repairs ordered by the Agent, which in the exercise of reasonable judgment are necessary to the proper care and maintenance of the property. During vacancies, Manager may be required to turn on utilities in order for maintenance and repair vendors to perform work, or for other reasons deemed necessary by Manager and said cost of such utilities are the responsibility of the Owner. Owner will provide Red Fox Realty with copies of any service contracts or warranties that exist, if any. If no Warranties or Service Contracts are received, manager shall assume none exist and shall not later be held liable for repairs made that may have been under warranties or service agreement.

5. FEES: Owner agrees to pay Agent a Leasing Fee of ½ of the first full monthly rental (30 days) for each tenant procured, however, no more than one Leasing Fee per year will be paid and no additional Leasing Fee for the same tenant who renews their lease will be charged. Thereafter, a 12% Management Fee of the gross rent received, with a minimum of \$60 per month, will be required. Owner understands there will be a \$65 processing fee for lease renewals. Agent will retain 12% of any security deposit used in lieu of rent. In addition, Agent may collect from tenants all or any of the following which need not be accounted for to the Owner: returned check charges, late fees, and application fees. There is no Management Fee if the property is vacant.

6. SALES AGREEMENT: If the property is sold by the Owner or any real estate broker acting for the Owner during the terms of this agreement to a tenant or any other party introduced to the property during the term of the management agreement, the Owner agrees to pay Agent a reasonable fee of 3% of the selling price. If the Owner wishes Red Fox Realty, Inc. to market the property there will be a fee of 5% of the selling price.

7. CONTINUITY: After the initial term of this rental agreement, Owner authorized Agent to continue leasing and/or re-leasing said property and act as Agent unless notified in writing thirty (30) days prior to the expiration of any lease or rental agreement.

8. TERMINATION: This agreement may be terminated, in writing, by notice of either party during any period when the house is unoccupied by tenants (provided that Agent has been fully reimbursed for any expense incurred by Agent or as fees due Agent); or by payment in advance of any fees and charges which would otherwise be due and payable to Agent over the term of an existing lease entered into by and between Agent and tenant on behalf of Owner over the period of the lease and any previously negotiated extensions. If the Owner wishes to cancel this agreement before the end of the lease term for a tenant placed by Red Fox Realty Inc., This management agreement automatically extends through the period of any lease signed on this property. Owner agrees to pay commissions until the lease terminates.

9. LIABILITY: Owner agrees to indemnify and hold Agent harmless from any liability of any nature in connection with the property and Agent's management of the property. Agent assumes no responsibility for damage or theft of personal property or managed real property. Owner shall maintain hazard insurance with extended risk coverage on the property for its full insurable value and liability in connection therewith in the amount of One Hundred Thousand Dollars (\$100,000.00) or more and shall name Agent as an additional insured under such policies. Within 30 days hereof Owner shall deliver to Agent a certificate of such insurance.

10. PAYMENTS: Agent shall render Owner a statement monthly showing all funds collected and disbursements made there from. Net proceeds, after deduction of fees and expenses, shall be paid to Owner on a monthly basis.

11. EVICTION: Owner agrees to pay attorney's fee and court costs should it become necessary to evict a tenant, collect delinquent funds, or litigate any matter involving the management of said property.

12. INDEMINIFICATION: Owner certifies to the best of Owner's knowledge this property has no evidences of radon gas, lead paint or urea formaldehyde foam at this time and none has been removed from this property. Owner hereby agrees to indemnify Agent of responsibility.

13. RESTRICTIONS: Red Fox Realty, Inc. does NOT permit any German Shepherds, Dobermans, Pit Bulls, Chows, or Rotweillers in any of its leased units.

14. MANAGEMENT RESPONSIBILITIES: To use diligence in the management of the premises and to furnish the services of Red Fox Realty for the renting, leasing, operating, and managing of the herein described premises. Red Fox Realty does not guarantee the payment of rentals by the tenant, but will make every reasonable effort to collect same when and as they become due. Manager shall not be held monetarily responsible for its inability to collect rents. Red Fox Realty shall not be held responsible for any expenses incurred for legal action involved in the collection of rents and/or the eviction of any tenant and/or damages incurred to the property. Owner hereby authorizes manager to employ collection agencies to assist in the collection of any outstanding tenant debt due.

Owners Initials

Owners Initials

Red Fox Realty shall render monthly statements of receipt, expenses and charges and to remit to OWNER receipts less disbursement. In the even the disbursement shall be in excess of the rents collected, the OWNER hereby agrees to pay such excess promptly upon demand by Red Fox Realty. If in Red Fox Realty's sole discretionary judgment, it may be necessary or proper to reserve or withhold OWNER'S funds to meet obligations which are or may become due (including without limitation, the Managers compensation) thereafter and for which current income will not or may not be adequate, Red Fox Realty may do so. It is expressly agreed that nothing herein contained shall be construed as requiring Red Fox Realty to advance any of its own moneys for any purpose whatsoever. Interest shall accrue to the Manager for any and all balances outstanding beyond a 30 day period after billing to be paid by OWNER at the rate of 2% per month. In the event of a breach of this agreement on the part of the OWNER, Red Fox Realty may accelerate all fees due through the balance of the agreement.

Red Fox Realty will provide an annual statement of income and expenses for the proceeding calendar year or portion thereof that the property was subject to this agreement. Red Fox Realty will provide a 1099 as required by law.

Red Fox Realty will not be held liable in the event of a bankruptcy or failure of a depository and shall not be liable for bad checks or money not collected. Owner understands and agrees that rental disbursement will not be made until tenant funds have cleared both Red Fox Realty's bank AND the tenant's bank.

Red Fox Realty may, at the company's option, immediately terminate this agreement if the rental property is condemned or destroyed or substantially destroyed by fire, casualty or other act of destruction or a petition for bankruptcy is filed by the Owner or a foreclosure is filed against the rental property and the owner by the Owners mortgage holder or: if Owner fails to comply with any ordinance, law, rule, order or regulation by any federal state or local government agency, authority or official

claiming to have jurisdiction with respect to the rental of the premises. In the event of foreclosure Red Fox Realty shall be paid all fees due under the current lease, accelerated, and may deduct such fees from rents collected; and (2) freeze all owners funds on account for the express purpose of negotiating and settling any claim the rental tenants may have (if any) during their statute of limitations as a result of the property going into foreclosure. Red Fox Realty may, at its option terminate this agreement by written notice to Owner, if in the opinion of Red Fox Realty, Owners actions or inaction's are illegal, improper, or jeopardize the safety or welfare of any tenants or other persons.

15. CONDOMINIUM or HOME OWNERS ASSOCIATIONS: In the event the rental premises are subject to the rules, regulations, covenants and restrictions of a condominium or home owners association the OWNER shall be responsible for payment of any recreation, land, and/or other fees, fines levied by the association, or assessments. If Red Fox Realty is notified by the condominium or home owners association or home owners association of any fee as outlined above, then manager is hereby directed by Owner to pay such association fees, fines, etc. from rental proceeds collected and OWNER agrees to indemnify Red Fox Realty for payment of same. Owner agrees that manager is in no way liable for the payment of any fees, fines or assessments.

16. Owner expressly agrees, within twenty (20) days of change of address to advise Red Fox Realty in writing of any change of address. Remittance of proceeds and statements from manager shall only be sent to Owners last written notification of change of address.

IN COMPLIANCE WITH THE FEDERAL FAIR HOUSING ACT, Please do not ask or expect us to place ANY restrictions on your property based on a prospective tenant(s) racial, religious, handicap, sex, national origin or familial status. FEDERAL and STATE LAWS prohibit us from placing ANY such restrictions on the properties we handle for rent.

17. SPECIAL CONDITIONS: _____

Length of Lease:	7 months <input type="checkbox"/>	One Year <input type="checkbox"/>	Other _____
Security Deposit Required:	One Month's Rent <input type="checkbox"/>	Other _____	
Length of time property available:	One Year <input type="checkbox"/>	Two Years <input type="checkbox"/>	Other _____
Pets allowed with owner's approval:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Special Conditions: _____
Utilities Included in rental:	Electricity <input type="checkbox"/>	Water <input type="checkbox"/>	Garbage <input type="checkbox"/>

Both parties agree and understand that all properties must be leased and managed without regard to a prospective tenant's race, color, religion, gender, handicap, familial status, or national origin.

Owner (Signature) SSN#

Owner (Signature) SSN#

Owner's Mailing Address

Primary Phone Day Phone Night Phone

Owner's Email Address

INSURANCE: _____
Company Policy #

Agent Agent Ph #

Property Manager or Authorized Personnel
Red Fox Realty, Inc.

Red Fox Realty Inc.
Owner & Property Information

Property Address: _____

Area/ Subdivision: _____ Covenants/ Restrictions: _____ Type of Property _____
(detached home/ condo/ TH/ duplex/ etc.)

Gated Community _____ Entrance Gate Code _____ Date Available for Rental: _____

HOA Contact Name & Ph # _____ HOA tenant approval Required: _____

Owner Name: _____

Owner's Address: _____

Owner's Home # _____ Work # _____ Cell # _____

Preferred Method of Communication: _____ Phone _____ Fax _____ E-Mail _____ Postal Other: _____

Owner Prefers Payment by : ☐ Direct Deposit ☐ Check By Mail

Rent \$ _____ Deposit \$ _____ # of Pets Allowed: Cats _____ Dogs _____ Size _____

Sq Ft _____ BR _____ Baths _____ CH&A _____ Window A/ C _____ Warranties: _____

Heat Type _____ Garage _____ Garage Opener _____ Carport _____ Pool _____ Fenced Yard _____ Security _____ Year Built _____

Electrical Service with _____ Lawn Service with _____ Water Service with _____

Occupied/ Vacant _____ Does the rental property currently have a tenant in residence? _____ Is the rent current: \$ _____

Owner has provided a copy of the current lease ☐ YES or ☐ NO

Home Owner's Insurance Company & Policy # _____

Insurance Agent's Name & Ph# _____

How did you find out about Red Fox Realty? _____

I/ We the property owners de hereby acknowledge the information herein to be accurate to the best of my/ our knowledge.

Property Owner Signature

Date

I/ We the property owners de hereby acknowledge the information herein to be accurate to the best of my/ our knowledge.

Property Owner Signature

Date

Red Fox Realty
Special Instructions

Special Instructions:

B.) Yard & Lawn

1. The property owner hereby agrees that they will provide OR ask Red Fox Realty to provide a professional lawn service company to cut, mow, and edge the lawn at the owner's expense during tenancy. ____ ☐ YES or ____ ☐ NO
2. The property owner hereby agrees that they will provide lawn service during the time the property is vacant ____ ☐ YES or ____ ☐ NO
3. The property owner requests Red Fox Realty to provide a professional lawn service company to cut, mow and edge the lawn during vacancy. ____ ☐ YES or ____ ☐ NO
4. The property owner hereby agrees that they will provide OR ask Red Fox Realty to provide a professional lawn service to fertilize and chemically treat the lawn at the property owner's expense. ____ ☐ YES or ____ ☐ NO

B. Swimming Pool/ Hot Tub Service:

1. The property owner hereby agrees that they will provide or ask Red Fox Realty to provide a professional pool service to maintain the swimming pool/hot tub, (including chemicals, cleaning and repairs) at the property owner's expense. ____ ☐ YES or ____ ☐ NO
Company name and phone #

C. Pest Control

1. The property owner hereby agrees that they will provide OR ask Red Fox Realty to provide a professional pest control service to treat the "Exterior", the lawn at regular intervals, at the property owners expense. ____ ☐ YES or ____ ☐ NO
2. The property owner hereby agrees that they will provide OR ask Red Fox Realty to provide a professional pest control service to treat the "INTERIOR" of the property at regular intervals, at the property owner's expense. ____ ☐ YES or ____ ☐ NO

D. Keys and Remotes

1. Number of Keys turned over to Manger _____
2. Number of Garage Remotes given to Manager _____
3. Number of Mail Box Keys given to Manager _____ Mail Box # is _____

I/ We the property owners de hereby acknowledge the information herein to be accurate to the best of my/ our knowledge.

Property Owner Signature

Date

I/ We the property owners de hereby acknowledge the information herein to be accurate to the best of my/ our knowledge.

Property Owner Signature

Date

Red Fox Realty

Property Information

Single Family Home	<input type="checkbox"/>	HUD	<input type="checkbox"/>
Condo Down	<input type="checkbox"/>	Smoke Detectors	<input type="checkbox"/>
Condo Up	<input type="checkbox"/>	Microwave	<input type="checkbox"/>
Condo w/ Loft	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>
Duplex	<input type="checkbox"/>	Disposal	<input type="checkbox"/>
Mobile Home	<input type="checkbox"/>	Refrigerator	<input type="checkbox"/>
Patio Home	<input type="checkbox"/>	Range - Gas	<input type="checkbox"/>
Town Home	<input type="checkbox"/>	Range- Electric	<input type="checkbox"/>
# of Bedrooms _____	<input type="checkbox"/>	Patio	<input type="checkbox"/>
# of Baths _____	<input type="checkbox"/>	Pets Indoors OK	<input type="checkbox"/>
# of ½ Baths _____	<input type="checkbox"/>	Pets Outdoors OK	<input type="checkbox"/>
Front Porch	<input type="checkbox"/>	NO PETS	<input type="checkbox"/>
Back Porch	<input type="checkbox"/>	Waterfront	<input type="checkbox"/>
Screened Porch	<input type="checkbox"/>	Den	<input type="checkbox"/>
Glassed In Porch	<input type="checkbox"/>	Living Rm	<input type="checkbox"/>
Blinds _____	<input type="checkbox"/>	Dining Rm	<input type="checkbox"/>
Curtains	<input type="checkbox"/>	Florida Rm	<input type="checkbox"/>
Carpet Age _____	<input type="checkbox"/>	Great Rm	<input type="checkbox"/>
Hardwood Floors	<input type="checkbox"/>	Kitchen	<input type="checkbox"/>
Tile Floors	<input type="checkbox"/>	Eat-In Kitchen	<input type="checkbox"/>
Vinyl Floors	<input type="checkbox"/>	Laundry Rm	<input type="checkbox"/>
Parquet Floors	<input type="checkbox"/>	Bonus Rm	<input type="checkbox"/>
Vaulted Ceilings	<input type="checkbox"/>	LR/DR Combo	<input type="checkbox"/>
Tray Ceilings	<input type="checkbox"/>	Security System	<input type="checkbox"/>
Carport	<input type="checkbox"/>	Storage Shed	<input type="checkbox"/>
One Car Garage	<input type="checkbox"/>	Spacious Closets	<input type="checkbox"/>
Two Car Garage	<input type="checkbox"/>	Above Ground Pool	<input type="checkbox"/>
BBQ Pit	<input type="checkbox"/>	In Ground Pool	<input type="checkbox"/>
Concrete Block Const.	<input type="checkbox"/>	W/D Included	<input type="checkbox"/>
Stucco Construction	<input type="checkbox"/>	W/D Hookups	<input type="checkbox"/>
Vinyl Construction	<input type="checkbox"/>	Water heater - Electric	<input type="checkbox"/>
Alum Siding	<input type="checkbox"/>	Water Heater - Gas	<input type="checkbox"/>
Deck	<input type="checkbox"/>	Jacuzzi	<input type="checkbox"/>
Brick Construction	<input type="checkbox"/>	Utility Rm	<input type="checkbox"/>
Wood Construction	<input type="checkbox"/>	Fireplace	<input type="checkbox"/>
Ceiling Fans	<input type="checkbox"/>	Central HVAC	<input type="checkbox"/>
Septic	<input type="checkbox"/>	Drinking Water-Well	<input type="checkbox"/>
Lawn Well & Pump	<input type="checkbox"/>	Drinking Water - City	<input type="checkbox"/>
Cul-De-Sac		_____	
_____		_____	

Special Requests by Owner:

Red Fox Realty
Asset Information

ASSET: Range Refrigerator HVAC Dishwasher Water Softener Other: _____
Brand: _____ Model # _____
Serial # _____ Service Contract Expiration Date: _____
Warranty Info: _____

ASSET: Range Refrigerator HVAC Dishwasher Water Softener Other: _____
Brand: _____ Model # _____
Serial # _____ Service Contract Expiration Date: _____
Warranty Info: _____

ASSET: Range Refrigerator HVAC Dishwasher Water Softener Other: _____
Brand: _____ Model # _____
Serial # _____ Service Contract Expiration Date: _____
Warranty Info: _____

ASSET: Range Refrigerator HVAC Dishwasher Water Softener Other: _____
Brand: _____ Model # _____
Serial # _____ Service Contract Expiration Date: _____
Warranty Info: _____

ASSET: Range Refrigerator HVAC Dishwasher Water Softener Other: _____
Brand: _____ Model # _____
Serial # _____ Service Contract Expiration Date: _____
Warranty Info: _____

ASSET: Range Refrigerator HVAC Dishwasher Water Softener Other: _____
Brand: _____ Model # _____
Serial # _____ Service Contract Expiration Date: _____
Warranty Info: _____



Lead-Based Paint Disclosure Form Housing Rentals and Leases

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement:

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead-poisoning prevention.

Lessor's Disclosure (initial)

____ (a) Presence of lead-based paint or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing. (explain)

☐ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

____ b) Records and reports available to the lessor (check one below):

☐ Lessor has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below).

☐ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

____ (c) Lessee has received copies of all information listed above.
____ (d) Lessee has received the pamphlet *Protect Your Family From Lead in Your Home*

Agent's Acknowledgment (initial)

____ (e) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4582 (d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Lessor

Date

Lessee

Date

Agent

Date



AUTHORIZATION AGREEMENT FOR AUTOMATIC DEPOSITS (ACH CREDITS)

I authorize the above named Originating Company to initiate credit entries and to initiate, if necessary, debit entries and adjustments for any credit entries to my (our) account listed below.

FINANCIAL INSTITUTION NAME *TRANSIT/ ABA NO. ACCOUNT # TYPE OF ACCOUNT

_____ ☐ CHK ☐ SAV

LOCATION: _____

The authority is to remain in full force until the company has received written notification from me (or either of us) of its termination in such manner as to afford the company a reasonable opportunity to act on it.

NAME _____ SSN _____

SIGNATURE _____ DATE _____

NAME _____ SSN _____

SIGNATURE _____ DATE _____

* Nine digit routing number that appears on the bottom of a check (Include a voided check with authorization)