



**Property Management Agreement
(Exclusive Landlord Agent)**

This is a binding contract and has important legal consequences. Although portions of this agreement have been reviewed by the Colorado Real Estate Commission, other portions have been created as the discretion of the Broker and you are advised to seek legal and or tax counsel before signing.

This agreement is between Boulder Financial Realty, Inc., otherwise described as Brokerage Firm and/or "Agent" AND _____ otherwise described herein as "Landlord or "Owner". WHEREAS, both parties hereby agree to enter into this agreement for the management of said described as: _____ WHEREAS, Owner hereby engages Agent to manage the above described premises in the Landlord/Owner's best interest in consideration of the below terms and agreements.

LISTING PERIOD

The Listing Period of this contract shall begin on _____ and terminate 3 years later absent any notice to terminate, or shall be self renewing on an annual basis every April 15th of each year thereafter. All parties reserve the right to terminate this agreement, by providing written notice the other party on or before the last day of the year, December 31st, and all services will cease the following April 15th without additional charge so long that it is after the 3rd year. If such termination occurs within the first 3 years or terminates prior to April 15th the following year after the notice to terminate, or in the event the landlord would like to reoccupy a property, landlord/owner shall pay an improper termination fee equivalent to one month's rent. However, such penalty shall be waived in the event landlord wishes to sale or remodel the property with the assistance of Boulder Financial Realty as a Seller's Agent or in any limited capacity resulting in a commission payable to Agent. We strive to provide for all of our clients needs including property management, investment consultation, staging/design, development and *Maximum Gain* Consulting.

BROKERAGE SERVICES AND DUTIES

Agent/Brokerage Firm, acting through Broker, shall provide brokerage services to Landlord. Broker, acting as a Landlord's Agent and shall perform the following Uniform Duties when working with Landlord:

- (1) Performing the terms of any written or oral agreement with Landlord;
- (2) Presenting all offers to and from Landlord in a timely manner;
- (3) Disclosing to Landlord adverse material facts actually known by Broker;
- (4) Advising Landlord regarding the transaction and to refer to seek expert advice when necessary;
- (5) Accounting in a timely manner for all money and or property received;
- (6) Keeping Landlord fully informed regarding any transaction at all times;
- (7) Promoting the interests of Landlord with the utmost good faith, loyalty and fidelity.
- (8) Advertise by unlimited means to seek the same or higher lease rates for Landlord approval or to sign on behalf of landlord otherwise to secure a renter without unnecessary delay.
- (9) To counseling Landlord as to any material benefits or risks of a transaction that are actually known by Broker.
- (10) Agent shall provide to Owner upon request, one market evaluation of value at no charge one time per year, and will perform annual market analysis to determine if the rental amount can be raised to earn the landlord/owner more income within the market constraints.
- (11) Agent will inspect the premises at least 2 times per year to insure good condition and lease compliance or initial the appropriate repairs, take photos to insure the longevity of the property.

Owner Initials _____

(12) Broker/ Agent shall perform the following tasks on behalf of owner in exchange for said commission: Preleasing, processing applications, provide move in/out condition reports, Security Deposit Dispositions, postage, showings, securing a rental agreement, collection of rents, telephone calls (local and long distance), mileage, preparing work orders from incoming calls taken on your property, emergency availability, , referrals and implementation of repairs, periodic drive bys and check ins, monthly and year end reporting, security deposit move in/out and dispositions, and all other administrative duties unless listed in the attached Menu of Services which are available at Landlord/Seller's sole option.

(13) Present all offers to owner upon completion by lease documentation, signature and payment by applicants and hold any Security Deposit payments as consideration until such agreement is accepted by owner and a copy returned to Tenant after acceptance. Agent will not be required to deposit or process any monies received as consideration until the lease agreement has been accepted by the owner.

Broker shall NOT disclose the following information or be obligated as otherwise listed without the informed consent or request of Landlord herein:

- (1) That Landlord is willing to accept less than the asking lease rate for the Premises;
- (2) What the motivating factors are for Landlord to Lease the Premises;
- (3) That Landlord will agree to Lease terms other than those offered;
- (4) Disclose any material information about the landlord unless disclosure is required by law or failure to disclose such information would constitute fraud or dishonest dealing; or
- (5) Disclose any facts or suspicions regarding circumstances that could psychologically impact or stigmatize the Premises
- (6) Broker shall not be obligated to seek additional offers to lease the Premises while the premises are subject to a lease or letter of intent to lease.
- (7) Brokerage Firm may have agreements with other landlords to market and lease their premises. Broker may show alternative properties not owned by Owner or Landlord to other prospective tenants and list competing properties for lease.
- (8) Broker has no duty to conduct an independent inspection of the Premises for the benefit of a tenant and has no duty to independently verify the accuracy or completeness of statements made by Landlord or independent inspectors.
- (9) Broker has no duty to conduct an independent investigation of a tenant's financial condition or to verify the accuracy or completeness of any statement made by a tenant although we do provide a thorough application screening process which review employment history or seeks Parental Co-signers, 2 yrs/ past rental references, average bank balance and history, and at times a drive by inspection of current living conditions for the purpose of delivery of documents.

LANDLORD'S OBLIGATIONS TO BROKER

(1) Landlord represents to Broker that Landlord has the right and authority to enter into a Lease of the Premises by right of title and ownership to the subject property. Landlord shall deliver to Broker true copies of all relevant title materials, loan documents, leases and surveys in Landlord's possession and shall disclose to Broker all easements, liens and other encumbrances, if any, on the Premises, of which Landlord has knowledge. Brokerage Firm may terminate this Listing Contract upon written notice to Landlord that title is not satisfactory to Brokerage Firm.

(2) Landlord agrees to sign all documents requested by agent in order to successfully fulfill the terms of this agreement and/or to comply with any local, state or governmental entity or obligation within 5 business days or provide agent a Power of Attorney and designated representative in landlord's absence. Failure to comply may result in immediate termination of this agreement at agent's sole option.

(3) Landlord agrees to insure all properties are licensed if within the City of Boulder, or otherwise in compliance with all governmental authorities as required by law and shall hold Agent and or Brokerage Firm harmless from any negative consequence as a result of owner's failure to do so. (New sales purchases are required to provide a new rental license under the new owners name on or after closing.)

Owner Initials _____

Landlord will additionally insure or hereby authorizes Agent to insure Boulder Financial Realty is designated as the local (required) agent with the City of Boulder Rental License Department and Environmental Enforcement Office, and that all licenses are listed with complete occupancy details to insure notices are sent directly to agent regarding any violation, license renewals or other related information.

(4) Landlord agrees to conduct all negotiations for the Lease of the Premises only through Broker, and to refer to Broker all communications received in any form from real estate brokers, prospective tenants, buyers, or any other source during the Listing Period of this contract.

(5) The Owner agrees to carry appropriate insurance coverage on his/her property covering general, public, workman's compensation and or agent liability. The Agent advises the Owner to contact his/her insurance company and have the policy changed from a Homeowner's policy to a Landlord's policy to cover rental loss instead of personal possessions. The Owner shall have proper insurance coverage written so as to protect the Agent in the same manner and to the same extent as the Owner and Owner assumes all responsibility of to insure compliance with mortgagor and or any Homeowner's Associate and include agent in all relevant correspondence.

(6) Owner shall agree to allow agent to hold all deposits and upon request, agent will refund said deposit to owner for processing upon request so long that owner provides notice to the tenant of the transfer and processes all monies in accordance with the lease and shall hold agent harmless in such instance.

(7) Owner shall provide Agent with a set of keys, access, and all tenant information for assumed tenants, any required disclosures or information and or signatures upon request.

(8) Owner shall provide Agent \$_____ as a retaining balance and an additional one month's mortgage payment if agent is to be responsible for all timely mortgage payments. Owner shall additionally see that owner's mortgage company shall escrow for taxes and insurance or provide copies of the bill to agent with additional payment for said expenses each year. It shall be the sole obligation for Owner to communicate and insure Owner's account is in compliance and current at all times with Owner's Mortgagor.

(9) The Owner hereby gives the Agent the authority to advertise the availability for rent of the herein described premises and to display "For Rent" signs thereon; to sign, renew agreements for the premises or any part thereof; to collect rents due or to become due and give receipts therefore; to terminate tenancies upon acceptance of new tenants for violations, and to sign and serve in behalf of the Owner, to recover debts and other sums due; and when necessary, to settle, compromise, and release such actions or suits or reinstate such tenancies.

(10) The Owner gives the Agent the authority to accept rental applications; to run credit reports on such applicants; to screen tenants; and to sign rental agreements as the Agent for the Owner. To reimburse the Agent for any monies which the Agent is required to pay out for any reasonable expense, either in connection with, or as an expense in defense of, any civil or criminal action, proceeding, charge or prosecution instituted or maintained against the Owner and/or Agent jointly affected or due to the condition or use of the promises, or acts of omissions of the Agent or employees of the Agent or Owner. To defend promptly any such action, proceeding, charge or prosecution instituted or maintained against the Agent or the Owner.

(11) The Owner understands that the Agent is not a collection agency. Therefore, if the Owner chooses to continue collections from a Tenant, he/she must contact Agent in writing with instructions to proceed. The Agent shall not be held monetarily responsible for its inability to collect rents or expenses. Agent shall not be responsible for any expenses incurred for legal action involved in collection of rents and/or eviction of tenants and/or damages incurred to the property, or actions brought as a result of tenancy, unless agent is proven negligent.

Owner Initials _____

RENTAL RATE AND TERMS

Owner hereby gives the agent authority to sign on owner's behalf if owner approval is not accomplished within 24 hours of receipt of a rental offer so long that the rental rate is at or above the current rental rate and meets these additional requirements: _____

Minimum Amount of Security Deposit. U.S. \$ _____

Rental Rate. U.S. \$ _____

DEPOSITS.

Brokerage Firm is authorized to accept and shall disclose and hold all security deposits received from tenants in a Security Deposit Trust account with FDIC Insurance and under the guidance of the Colorado Real Estate Commission, pursuant to all lease agreements. Brokerage Firm is instructed to hold all Security deposit monies until Landlord provides approval in signature or by email for agent to sign on Seller's behalf, deliver the security deposit to the Premises manager, if any, upon the execution of the Lease. The above described items (Inclusions) shall be leased by Landlord to tenant, all in their present condition.

INCLUSIONS

The Lease includes the following items: _____

Landlord/Seller will provide a list of any inclusions which shall be rented with the property and estimated value on or before a new lease may take effect and are advised to take photos of pre-existing condition.

ATTACHMENTS

The following are a part of this contract:

____ (If checked) HOA Rules and Regulations

Lead-Based Paint Disclosure (*If Subject Property was built prior to January 1, 1978*)

Lead based Paint Seller Obligations

Mold, Meth, Radon and Seller's Disclosure

Licensed Real Estate Agent Relationships Disclosure

Rental Disclosure Addendum

Pricing Schedule and Menu of Services

COMPENSATION TO BROKERAGE FIRM

LEASING: In consideration of the services to be performed by Broker, Landlord agrees to pay Brokerage Firm as follows: _____ % of (1) Month's gross rent, or the accumulation of all rents if this agreement is for multiple properties. Owner additionally agrees to pay (1/2) of one month's gross rent as a preleasing fee, only one (1) time per year. This fee is never prorated unless the property is available for rent and vacant in which such leasing commission shall be reduced in half until a lease is secured. Brokerage Firm shall be paid ¼ of one month's rent for all lease renewals.

REMODELING: Disaster or Emergency Management, rebuild and or remodeling come at additional expense of 10% of the overall cost of the project for all maintenance needs over \$1000 to recoup costs in seeking bids, coordinating the work to be performed; inspection and administrative costs incurred for work on major repairs and/or rehabilitation projects requested by owner- of which such assistance is at the owner's sole option.

AGENT COOPERATION: Brokerage Firm shall advertise said property online, including the MLS for rent, and if checked, _____ owner hereby agrees to offer compensation to any participating brokers and pay referring agent a \$75 Flat fee in addition to preleasing commissions as stated above upon successfully securing renters for at least 11 months.

NOTICE: Any notice, late and or lease violation or other fees associated with agent lease agreement and assessed to the tenant(s) for lease violations, bad debt, negligence or enforcement of agent's lease agreement shall be paid by the owner, reimbursed by tenant, and retained by agent as compensation for the additional work required. Agent will use their best faith and diligence to collect on bad debts in a timely fashion on behalf of owner, of which such debts may be referred to a collection company at additional charge to owner after 3 months post any lease termination. Boulder Financial Realty is not a collection service.

Owner Initials _____

OPTIONAL: Hereby attached is a Menu of Optional Services available to the Landlord/owner and come with additional charges.

THIRD-PARTY COMPENSATION DISCLOSURE Broker offers a Homeowner Resource Center in our office with professionals we feel confident to utilize, maintain current insurance and licensing for and believe charge reasonable rates for repairs. In addition to charging 10%, above remodel or repair projects which exceed \$1000 (which is due and payable by the owner/landlord for additional supervision/mgmt and or accounting), we also add an additional 25% on top of all tenant invoices if such repair is a result of tenant negligence and then seek tenant reimbursement for said expense. Agent/Brokerage Firm additionally shares advertising costs, accepts donations, and encourages supportive and or cooperative business partnerships which may include third-party compensation or financial contributions for events, sponsorship, rental space, or other a la carte services we provide as a cooperative office and or business partner. Owner/Landlord hereby expressly allows such third party compensation, understands all implications of affiliated business agreements and may request additional information from the Broker/Brokerage firm at any time.

DISCLOSURES

Inclusions inspected and authorize Broker to disclose any facts actually known by Broker about the Premises. Colorado law requires a broker to disclose to any prospective tenant all adverse material facts actually known by such broker including but not limited to adverse material facts pertaining to the title to the Premises and the physical condition of the Premises, any material defects in the Premises, and any environmental hazards affecting the Premises which are required by law to be disclosed. Landlord will provide agent a signed Lead Based Paint Disclosure and Lead Based Paint Seller Obligations on or before the acceptance of this contract and review the Lead Based Paint Information Booklet, all which can be found on our website at www.BoulderFinancial.com under the "Forms" section. Landlord additionally agrees to honesty and fairly answer and complete all other disclosures listed herein as attachments.

FORECLOSURE: Landlord represents that Landlord is NOT currently a party to any listing agreement with any other broker to Lease OR Sale the Premises unless listed herein: (Sales Agent) _____
If the premises are in foreclosure, and if there is a sale of the Premises to a buyer who will not live in the Premises for at least 1 year, the terms of the Foreclosure Protection Act may apply. Upon Landlord becoming aware that the Premises is in foreclosure, Landlord must notify all Broker's of such fact. The Act requires that special provisions must be included in the Contract to Buy and Sell Real Estate. Therefore, if the Act applies, Landlord agrees, unless Landlord and buyer enters into the Foreclosure Property Addendum concurrent with the Contract to Buy and Sell Real Estate. Landlord also consents that Broker is authorized to disclose to other brokers and prospective buyers that the Premises is in foreclosure. Broker ____ is ____ is NOT authorized to disclose in any multiple listing services the Premises is submitted to that the Premises is in foreclosure.

ACCESS & KEYS

Landlord will provide keys and access to the premises upon commencement of this agreement and provide 48 hours notice to Agent requesting access to the property while under a lease agreement so agent is allowed 24 hours to notice to tenants in accordance with the lease agreement. All parties may enter at anytime in the event an emergency exists. Landlord shall additionally agree to pay a reasonable fee to have all locks changed or keyless entry installed to allow security and privacy between leases.

ADVERTISING

Landlord authorizes unlimited advertising and marketing use including the MLS, www.BoulderFinancial.com, Craig's List, CU Ralphie's List and other optimized online rental sites that do not obligate Broker/Agent to additional charge. Additional advertising is available upon request, at owner expense, including print media or classified advertising. Upon the agent suggestions, owner shall agree to employ additional marketing methods if suggested by agent, not to exceed \$250 at Seller's option, and or consider price reductions to insure against vacancy. We have a 17 year 0% vacancy history and prelease all properties beginning approximately six (6) months in advance and Seller shall agree to insure showings are never encumbered and may always be shown with 24 hours notice. Landlord understands that all materials (including all photographs, renderings, images or other creative items) supplied by Agent or on behalf of Landlord are owned by Agent, except those provided by Landlord and Landlord authorizes Broker/ Brokerage Firm and any multiple listing service (that Broker submits the Premises to) a nonexclusive irrevocable, royalty-free license to use such material for marketing of the premises and will not reproduce or claim such without the express written approval of the Broker/Brokerage Firm.

Owner Initials _____

MAINTENANCE

Neither Broker nor Brokerage Firm shall obtain or order any other products or services unless Landlord agrees in writing to pay for them promptly when due (examples: space planning, surveys, radon tests, title reports, engineering studies). Unless otherwise agreed, neither Broker nor Brokerage Firm shall be obligated to advance funds for the benefit of the Landlord in order to complete a transaction. Landlord shall reimburse Brokerage and agrees to pay all bills within 15 days of receipt and insure to the warrantable habitability of the home and required maintenance of the property to cure all liabilities. Neither Broker nor Brokerage Firm shall be liable for damage of any kind occurring to the premises, unless such damage shall was caused by their negligence. **Agent will not exceed \$300 per month, in expense, without owner’s verbal or written approval unless an emergency situation exists in which such instance, Agent will mediate any expense at all times as best as possible to insure damage does not continue in the best interests of the owner.** The Owner gives the agent the authority to order repairs necessary to keep the property habitable for the Tenant; such as, but not limited to, appliances, plumbing, garbage disposals, water heaters, sewer backups, electrical, heating, air conditioning, and overall yard or general maintenance and repairs. In the event a Contractor and/or Handyman advises that an item be replaced versus repaired due to cost, the Agent will attempt to contact the Owner before such replacement is performed.

TERMINATION

In the event the owner chooses to terminate this agreement prior to the end of its term, the owner agrees to pay an Improper Termination fee equivalent to one (1) month’s rent as compensation. If the Owner chooses to move back into the property or list the property for sale at any time after the end of the Agreement, the Owner must contact the Agent prior to such event in order to avoid complications with the Tenants. The Owner agrees to provide the Agent a written statement of any damages or disputes in regards to the condition of the property within 10 days after vacating or taking back possession and/or management of the property or accept preexisting condition. Agreement shall automatically terminate in the event of voluntary sale by Owner, bankruptcy and or condemnation of the property by local officials & Improper Termination fees will still apply. Owner agrees to have Boulder Financial Realty negotiate the sale and also agree to pay a reasonable fee not to exceed 5% of sales price for such service.

UTILITIES

Tenants pay for all utilities in every lease and will reimburse owner/landlord for said expense for any common utilities which must be maintain in owner’s name. Owner additionally authorizes Agent to speak to any representative regarding any utility account for the subject property, or transfer, alter or terminate services as necessary, and shall assist or provide when necessary authorization for Agent to complete Landlord Notice with Xcel energy in order to insure continual heat service in the winter months. Seller hereby approves and shall maintain the required “Six (6) Day Review” trash service for all properties located in or around the University of Colorado.

SECURITY DEPOSIT *(Please check one)*

_____ Landlord hereby requests the disbursement of a security deposit one week prior to the termination of any lease agreement(s) and shall process said deposit on their own accord in accordance with the lease agreement, local, state and federal law, by providing tenant a written statement with any reasons for retention and financial accounting in ALL tenants names with the word “AND” between each one, on one check and within 60 days, with interest www.bouldercolorado.gov/files/Children%20Youth%20and%20Families/mediation/interestonsecuritydepositsformula.pdf as listed therein and with any professionals Owner may see fit which are specifically not independent contracts nor employee of Agent. Owner will insure the final property reflects that of a professional cleaning, including carpets, windows, exterior and all furniture or debris removed from the property or hereby instructs agent to complete said process or order to insure a like standard agent will expect tenant to return the property in... **OR** ...

_____ Agent shall be the sole respondent and return all security deposits, with interest paid by the seller as required by law, in accordance with the lease and said security deposit formula as determined in the above link. Agent shall determine if cleaning and repair costs are due to normal wear and tear and charged to the Owner or damages charged to the Tenant and will provide or retain move in and out photos whenever possible, retain and document for any legal challenge, store records of said deposit refund for up to 3 years after lease termination. The Agent will, between Tenants, order work for an required preventive maintenance repairs such as caulking, grouting, drapery cleaning, touch up painting, or cleaning, including carpets, in order to make the property available for re-rent. The Owner understands that the Agent may need a reasonable amount of time between tenants to complete work needed on any given property prior to securing another tenant.

Owner Initials _____

In the event work is needed in an optional or major nature: such as new carpet, new paint, exterior paint, new window coverings, etc., the Owner will be called for final approval when such expense exceeds \$500.00 during lease transitions. The Owner must accept and understand that there will be costs of doing business on their property.

HOLDOVER PERIOD

Any Lease or Sale of the Premises within sixty (60) calendar days subsequent to the expiration of the Listing Period (Holdover Period) to anyone with whom Broker negotiated and whose name was submitted, in writing, to Landlord by Broker during the Listing Period (including any extensions thereof). However, Landlord shall owe no commission to Brokerage Firm under this agreement if a commission is earned by another licensed real estate brokerage firm acting pursuant to an exclusive agreement entered into during the Holdover Period.

TENANT SECURITY

The Owner agrees to have the locks changed between tenants at owner expense or install a keyless entry so locks may be easily changed in between tenants to offer the utmost security.

COUNTERPARTS

If more than one person is named as a Landlord herein, this contract may be executed by each Landlord separately, and when such executed and taken together, with one executed by Broker on behalf of Brokerage Firm, shall only then be deemed to be a full and complete contract between the parties.

NONDISCRIMINATION.

All parties agree never to discriminate against any prospective applicant or member of the public due to their race or national origin/ancestry, age, religion, creed, sex, sexual orientation, marital status, or physical or mental handicap.

RECOMMENDATION OF LEGAL AND TAX COUNSEL.

By signing this document, Landlord acknowledges that Broker has advised that this document has important legal consequences and has recommended consultation with legal and tax or other counsel before signing 30 calendar days of the date written notice requesting mediation is sent by one party to the other party's last known address.

ATTORNEY FEES In the event of any arbitration or litigation relating to this contract, the arbitrator or court shall award to the prevailing.

NOTICE, DELIVERY AND CHOICE OF LAW.

a. Physical Delivery. Except as provided in § 26b below, any notice to the other party to this contract must be in writing, and is effective upon physical receipt. This contract and all disputes arising hereunder shall be governed by and construed in accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in this state for property located in Colorado.

MODIFICATION OF THIS LISTING CONTRACT.

No subsequent modification of any of the terms of this contract shall be valid, binding upon the parties, or enforceable unless made in writing and signed by the parties. This agreement constitutes the entire contract between the parties, and any prior agreements, whether oral or written, have been merged and integrated into this contract. Landlord acknowledges receipt of a copy of this contract signed by Broker, including all attachments. Brokerage Firm authorizes only the Broker to execute this Listing Contract or such contract shall not be valid until the Broker's signature is complete, in addition to any agent or associates of Boulder Financial Realty, Inc.

INDEMNIFICATION

The Owner understands and agrees to save the Agent harmless from all damage suits in connection with the management of the herein described property and from liability from injury suffered by an employee or other person whomsoever except in cases of willful misconduct or gross negligence. Agent shall not be liable for any error of judgment or for any mistake of fact of law, or for anything which is may do or refrain from doing hereinafter, except in cases of willful misconduct or gross negligence. The Owner understands that the Agent may perform any of its duties through the Owner's or the Agent's attorneys, agents or employees and shall not be responsible for their acts, defaults or gross negligence, if responsible care has been exercised in their appointment.

Owner Initials _____

Owner understands that Agent is serving as an exclusive agent on behalf of the owner and both are vicariously liable for each others actions and suit may be brought against both in the case of a dispute with a vendor, applicant and/or tenant and their representatives. Agent agrees to use due diligence in the Management of the said property and will always work in the best interest of the owner as his/her exclusive agent. Owner further acknowledges that Agent is not a Lawyer, Tax Advisor, or any other licensed professional other than a Real Estate Broker and any discussion regarding such areas are only advice and further licensed counsel should be sought. Both the Owner and the Agent, by their respective signatures hereon understand and agree that they will not discriminate against any prospective tenant because of race, creed, color, sex/orientation, marital status, handicap or national origin of such person.

PRIVACY

Landlord consents to Broker's disclosure of Landlord's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Landlord, or use such information to the detriment of Landlord. All information is kept confidential and all access guarded at all times.

TERMS

The abbreviation "N/A" or the word "Delete" means not applicable. The abbreviation "MEC" (mutual execution of this contract) means the latest date upon which both parties have signed this contract. For purposes of this agreement, Landlord includes Sub landlord and tenant includes subtenant. All referenced to Landlord, Seller or Owner shall mean "Owner" and all referenced to Brokerage, Brokerage Firm, or Boulder Financial shall mean "Agent".

PARKING & STORAGE FACILITIES

The subject property has the following storage and or parking facility available for use by tenants: _____

ADDITIONAL AGREEMENTS

Agent reserves the right to delegate any and all services to another provider including but not limited to Utility Billing or Maintenance. In the event landlord would like to sell the property, Landlord shall hereby give Agent first right option to purchase and or Agent is available to provide Seller Agency services as a discounted rate for Boulder Financial Property Management clients. Agent reserves the right to refuse service to any tenant or landlord. Agent shall consider pets for all properties and owner may deny any lease on the condition pets and prefers a policy on pets as: _____

This Agreement shall be binding upon the heirs, executors, administrators, successors, and assigns of the Owners, and on the successors and assigns of the agent. The parties hereto have signed and have agreed to contents within this management contract. No modification shall be binding unless agreed in writing by all original signers to this contract. Faxes transmissions shall be binding and Agent reserves the right to apply rent monies received to debt first. All parties have read this agreement and hereby agree to the following terms. All agreements shall be considered binding upon receipt by Fax, Email, postal mail or hand delivery.

_____		_____
Primary Landlord/Owner		Date
_____	_____	_____
Direct Phone	Email Address	
_____		_____
Secondary Landlord/Owner		Date
_____	_____	_____
Direct Phone	Email Address	
_____		_____

_____ Date
Boulder Financial Realty Broker: Catherine C Chipman, Lic#40008829
Catherine@BoulderFinancial.com, C720-422-2224. P 303-442-2626. F303-736-4299 * 2961 Broadway Boulder 80304