

Addendum (1)

- A) **Insurance Certificate:** Owner must provide Broker with an Insurance Certificate showing "Mom N Pop's Realty LLC d.b.a Arizona Property Management & Investments" in accordance with Lines 113-116 of Property Management Agreement.
- B) Home Owner's Association: Owner is required to provide Broker with a copy of the CC&Rs and notify HOA of Broker's information and instruct them to allow Broker to contact HOA and discuss Notices and Fines when applicable.
- C) **Termination Date:** Owner acknowledges that the Termination Date of this Property Management Agreement will automatically extend to match the Termination Date of the Lease Agreement, if Lease Agreement's Termination Date is set to end after the Termination Date of this Property Management Agreement. This Property Management Agreement will then automatically renew for a period of 1 year unless Terminated or Canceled as provided on line 12-14 of Property Management Agreement.
- D) Monthly Property Management fee: It is due at the beginning of each month and it is not prorated. \$50 Property Management fee will be charged per month when the property is vacant since Broker is responsible for maintaining the property. Failure of tenant to pay rent does not excuse payment of Property Management fee to Broker.
- E) Tenant Deposit(s): In no event shall Broker be liable for any Tenant Deposit(s) not retained in Broker Property Management Trust Account(s) ("PMTA"). In the event a Tenant entitled to recover a Deposit(s) makes a claim therefore in a court of competent jurisdiction. Owner shall Indemnify and hold Broker harmless for, from, and against any or all such Claim.
- F) Preventative Maintenance and Move Out Inspection: There is a \$75 charge to the Owner for six months Preventative Maintenance Inspection. A \$75 move out inspection will be assessed each and every time a tenant moves out of the property. Any additional inspection requested by the Owner incurs a \$75 charge to the Owner.
- G) Miscellaneous Optional Charges: There is a \$10 optional charge per occurrence to the Owner for paying the following bills for the Owner: HOA, Utilities, Home Insurance and Property Taxes.
- H) Owner's Preferred Vender Charge: Should the Owner utilize his/her own repairman, Owner will be responsible to co-ordinate the maintenance scheduling and pay them directly. If Arizona Property Management & Investments provides the scheduling and billing of the Owner's preferred venders, there will be a \$25 charge per occurrence to the Owner.
- I) Multiple Properties Discount: There is a 10% discount on the Property Management Fee for Owners with two or more Single Family Residential Units.

Owner's Signature	Date	Owner's Signature	Date
Broker's Signature	Date		







Legal Compliance

Registration of AZ Rental Property and Statutory Agent

) I have Registered my Property with the County Assessor.

Rental Registration:

Under A.R.S. § 33-1902, an owner of a residential rental property in Arizona must register certain information relating to the property and its ownership with the County Assessor. ALL owners of residential rental properties must register their properties regardless of whether the tenant is a family member. Under the statute, out-of-state owners must designate a statutory agent who lives in Arizona who will accept legal service on behalf of the owner. Whether organized in Arizona or elsewhere, a corporation, limited liability company, partnership, limited partnership, trust or real estate investment trust must not only designate a statutory agent, but must also register the name, address and telephone number of both the ownership entity and a principal within the entity as set forth in the registration form. Failure to register the property or to timely update any information required by A.R.S § 33-1902 may subject the owner to penalties and other consequences as provided in the statute. Arizona Property Management & Investments requires Owner to name Broker as the Statuary Agent.

 I would like Arizona Property Management & Investments to Register my Property for a Fee of \$50 (This includes county fee when applicable) 				
Owner Signature	Date	Owner Signature	Date	
<u>Licensing</u>				
Broker's Master Tax Lic Investments will complete the Owner. Some Cities re	ense where p City Tax Report equire that each nvestments will he Appropriate	gement & Investments to addossible. Arizona Property s and forward appropriate Tan Property have Individual Linding Owner when this is License.	Management & axes on behalf of icenses. Arizona	
` '	roperty Manage	cense ement & Investments to Reg Cost of the Individual License		
Owner Signature	Date	Owner Signature	Date	





Owner's Obligation

Protection Plan for Evictions

Owner Signature

Arizona Property Management & Investments Protection Plan costs \$10.00 a Month per Property while Occupied. By enrolling in the Plan, if the Tenant placed by Arizona Property Management & Investments has to be evicted from the Property we will cover the Expense of a Non-Contested Eviction. Non-Contested Eviction constitutes approximately 90% of Evictions. If the Tenant should Contest, the Owner will be responsible to cover the additional cost incurred by Arizona Property Management & Investments. For Properties where the Owner placed the Tenant or by Another Property Management Company, there shall be a 6 Month waiting Period before we will cover the Cost of the Eviction. If you Elect not to participate in the Protection Plan for Evictions, Owner will be required to pay the cost of the Eviction which can normally range from \$300-\$600.

() Yes, Please Enroll me in the Protection Plan for Evictions() No, I do not wish to Enroll in the Protection Plan for Evictions				
Owner Signature	Date			
Owner Signature	Date			
<u>Foreclosure</u>				
Property Management Agreemen Investments and/or Tenant be Notific an additional Fee of \$150 a Mo Management Agreement is Tern	in Good Standing as required by Lines 100-102 t. Should Arizona Property Management ed of a Foreclosure Notice placed on the Propernth will be assessed until either the Propernated or Ownership is Transferred. Ownership is Transferred. Ownership is Education of their Security Depotes the security Depot			
Owner Signature	Date			



Date



Affiliated Business Disclosure

Arizona Property Management & Investments is affiliated with Arizona Handyman and Remodeling Services, LLC. As the result of this relationship, they may share Client's and Tenant's information for Maintenance related issues. Arizona Handyman and Remodeling Services, LLC may also receive Financial or other benefits from its Preferred Venders. Owners retain the right to utilize their Own Professional Handyman, Contractors, and Remodeling Service Vendors.

Owner Signature	Date
Owner Signature	 Date

