



Red Fox Realty Inc.

PROPERTY MANAGEMENT AGREEMENT

This AGREEMENT entered into this _____ day of _____ 2006 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.

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.

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.

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 10% 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 10% 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

Red Fox Realty Inc.

Owner Information & Property Description

Property Address: _____
Area/Subdivision: _____ Covenants/Restrictions: _____
Owner Name: _____
Owner's Address: _____
Owner's Home # _____ Work # _____ Cell # _____
Date Available for Rental: _____ Year Built _____ Rent \$ _____ Deposit \$ _____
Sq Ft _____ BR _____ Baths _____ CH&A _____ Window A/C _____ Heat Type _____
Garage _____ Garage Opener _____ Carport _____ Pool _____ Fenced Yard _____ Security _____
of Pets Allowed: Cats _____ Dogs _____ Size _____ Water Service with _____
Electrical Service with _____ Lawn Service with _____
Termite Treatment with _____ Occupied/Vacant _____
Warranties: _____
Owner Prefers Payment by : Direct Deposit Check By Mail
Home Owner's Insurance Company & Policy # _____
Insurance Agent's Name & Ph# _____

Asset Information Form

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

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Assets Continued....

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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 _____		Patio	<input type="checkbox"/>
# of Baths _____		Pets Indoors OK	<input type="checkbox"/>
# of ½ Baths _____		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 _____		Dining Rm	<input type="checkbox"/>
Curtains _____	<input type="checkbox"/>	Florida Rm	<input type="checkbox"/>
Carpet Age _____		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	<input type="checkbox"/>	_____	<input type="checkbox"/>
_____	<input type="checkbox"/>	_____	<input type="checkbox"/>

Special Requests by Owner: _____

Red Fox Realty Inc.

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

Red Fox Realty Inc.

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)