

Address of Home to Be Managed:

HOME PROPERTY MANAGEMENT

8259 N. Military Trail #1, Palm Beach Gardens, FL 33410

www.HomePropertyManagement.com 561.624.4663

PROPERTY MANAGEMENT AGREEMENT – PLATINUM PLAN

Details:

1. OWNER (HOMEOWNER)

Owner Name: _____

Address: _____

City, State, Zip: _____

Best Phone: _____ Alt Phone: _____

Email: _____

2. PROPERTY TO BE MANAGED

Address: _____

City, State, Zip: _____

Asking Rental Price for the Home:
\$_____per month.

Lowest Acceptable Rental Price: \$_____per
month.

Non-Real Property:

*Non-Real Property to include Refrigerators, Washer,
Dryer, Etc....

Home is Currently: Occupied

Vacant

3. TERM

A. **Commencement Date:** Upon Completion
of this Agreement by all parties.

B. **Initial Term:** 12 Months from Date of
Commencement of this Agreement.

C. **Automatic Renewal:** This agreement will
automatically renew for a 12-month
period on each yearly anniversary date.

D. **Cancellation Notice:** Either party may
cancel this agreement on the anniversary
of the commencement with a 60-day
written notice.

E. **Tenancy:** This agreement coincides with
any current or future tenancy to include
leases that are inherited on behalf of the
Owner, or when a new lease agreement is
executed by Manager.

F. **Change of Terms:** Any effective changes
to this agreement after the initial term
must be in writing and be presented to
the other party at a minimum of 60 days
in advance.

- G. **Owner Handbook:** Manager has created an Addendum to this agreement called the Owner Handbook that details Manager's pricing, policies, and procedures for Owner review and acknowledgement that this agreement coincides with upon commencement. Any effective changes to the Owner Handbook will be presented in writing.
- H. **Termination:** If Owner violates any terms of service contained in this agreement or Manager determines that effective management services can no longer be provided, Manager may terminate this agreement immediately without notice.

4. LEASING AUTHORITY OF MANAGER

Owner grants to Manager the following authority which Manager may exercise on behalf of Owner's best interest:

- A. Advertise the Property for lease using methods Manager determines to be most effective.
- B. Place a "For Rent" sign on property in accordance with local rules and regulations.
- C. Place a lockbox on the home to allow Realtors® and pre-screened applicants with access for showings as deemed appropriate by Manager.

- D. Authorize other Managers, their associates, inspectors, appraisers, and contractors to access the property at reasonable times and to disclose security and lock box codes as required or needed to facilitate access to the home under Manager discretion.
- E. Duplicate keys and security devices as needed, at Owner's expense, to access the property for showings and repairs in a timely manner.
- F. Negotiate and execute leases on Owner's behalf at market rates of not less than 6 months, and no more than 12 months.
- H. Negotiate and execute any amendments, extensions, or renewals to any lease for the property on the Owner's behalf and Terminate leases for the property, negotiate lease terminations, and serve notices of termination.

5. FINANCIAL AUTHORITY OF MANAGER

- A. Collect and deposit Owner rents, security deposits, and other funds related to the property in a trust account and pay any compensation and reimbursements due Manager under this agreement and any other persons this agreement may authorize to compensate.
- B. Collect all administrative charges without accounting to Owner any additional tenant fees, administration fees, processing fees, animal fees, application fees or any other tenant related charges associated with management.

