

Property Management Agreement

This Property Management Agreement ("Agreement") is entered into between the Owner and the Property Manager identified below, under which Property Manager will manage the property described here on Owner's behalf.

Owner Name *

Property Manager Name *

Property Address *

Start Date *

Initial Term (months)

1. Scope of Authority. Owner authorizes Property Manager to act on Owner's behalf in the areas checked below.

- ☐ Marketing the property and leasing to tenants, including screening and executing leases
- ☐ Collecting rent and other amounts owed by tenants
- ☐ Arranging and overseeing repairs and maintenance up to the authorization limit below
- ☐ Initiating and overseeing eviction proceedings, in coordination with Owner's counsel
- ☐ Maintaining financial records and providing periodic statements to Owner

Maintenance Spend Property Manager May Authorize Without Owner Approval

2. Management Fee. Owner will pay Property Manager the fee below for services under this Agreement.

Fee Structure

Fee Amount / Percentage

Leasing Fee per New Tenant (if applicable)

3. Trust Account and Disbursements. Property Manager will deposit rent and other funds collected on Owner's behalf into a trust or escrow account maintained separately from Property Manager's own operating funds, as required by applicable law, and will remit net proceeds to Owner on the schedule agreed between the parties.

4. Insurance and Licensing. Property Manager represents that it holds any real estate broker or property management license required by applicable law and maintains appropriate liability insurance for its management activities.

5. Term and Termination. This Agreement continues for the initial term above and thereafter on a month-to-month basis until either party terminates it by written notice as stated below.

Notice Required to Terminate (days)

6. Indemnification. Each party will indemnify the other for losses arising from its own negligence or willful misconduct in performing this Agreement. 7. Independent Contractor. Property Manager acts as an independent contractor, not an

employee or partner of Owner. 8. Entire Agreement. This Agreement is the entire agreement between the parties regarding management of the property.

Governing Law (State / Country)

Owner — Signature

Property Manager — Signature

Owner — Printed Name *

Property Manager — Printed Name *

Date *

Date *

Template provided for general reference only and does not constitute legal advice. Laws vary by jurisdiction — have a qualified professional review this document before you sign or rely on it. Property management licensing requirements, trust-account rules, and permissible fee structures vary by state — verify compliance before using this template.