

Standard Single-Family Home Management Agreement

This Management Agreement ("Agreement") is entered into as of the _____ day of _____, 20____ ("Effective Date"), by and between:

Owner: _____

Address: _____

Manager: _____

Address: _____

1. Property

Owner hereby appoints Manager as exclusive agent to manage the property located at:

2. Term

The term of this Agreement shall commence on _____ and shall continue until terminated in accordance with Section 8 of this Agreement.

3. Manager's Responsibilities

1. Advertise and lease the property to prospective tenants.
2. Collect rent and other payments from tenants.
3. Coordinate repairs and maintenance as authorized by the Owner.
4. Remit monthly statements and proceeds to Owner.
5. Comply with applicable local, state, and federal laws.

4. Owner Responsibilities

1. Maintain property insurance and pay property taxes.
2. Approve major repairs and capital expenditures.
3. Provide necessary funds for expenditures exceeding rental income.

5. Compensation

Owner shall pay Manager a management fee of _____ % of monthly collected rent, payable monthly.

6. Authority of Manager

- To sign leases on Owner's behalf.
- To expend funds for emergency repairs without prior Owner approval (limit: \$_____).

7. Liability

Manager shall not be liable for any acts of third parties or events outside of Manager's control, except due to Manager's gross negligence or willful misconduct.

8. Termination

Either party may terminate this Agreement by giving _____ days written notice to the other party.

9. Miscellaneous

- This Agreement embodies the entire understanding between the parties.
- Any amendments must be in writing and signed by both parties.
- This Agreement shall be governed by the laws of the State of _____.

Owner Signature Date

Manager Signature Date