

Turnkey Rental Property Management Agreement

This Agreement ("Agreement") is made and entered into as of _____ by and between:

Owner: _____

Address: _____

Property Manager: _____

Address: _____

1. Property

The Property subject to this Agreement is located at:

2. Term

This Agreement shall commence on _____ and continue until terminated in accordance with Section 9 of this Agreement.

3. Services Provided

- Advertising and marketing of the Property for lease
- Tenant screening, selection, and leasing
- Collection of rent and other payments
- Coordination of repairs and maintenance
- Inspection of the Property
- Financial reporting to Owner

4. Compensation

The Owner agrees to pay the Property Manager a fee of _____ (state amount or percentage) of gross monthly rents collected.

5. Owner's Responsibilities

- Maintain appropriate property insurance coverage
- Authorize necessary repairs and expenditures
- Provide all necessary property information to Manager

6. Manager's Responsibilities

- Act in the best interest of the Owner
- Comply with all applicable laws and regulations

- Keep detailed records of all transactions
- Remit funds to Owner as agreed

7. Accounting

The Manager shall provide monthly statements of receipts and disbursements to the Owner.

8. Indemnification

Each party shall hold harmless and indemnify the other party, except in cases of gross negligence or willful misconduct.

9. Termination

This Agreement may be terminated by either party with _____ days written notice. Upon termination, any outstanding funds or records shall be distributed appropriately.

10. Miscellaneous

- This Agreement constitutes the entire understanding between the parties.
- No modification shall be valid unless in writing signed by both parties.
- This Agreement shall be governed by the laws of the state of _____.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

Owner Signature

Date: _____

Property Manager Signature

Date: _____