

Landlord-Tenant Property Management Service Agreement

This Property Management Service Agreement ("Agreement") is made and entered on this

_____ day of

_____, 20____ by and

between:

Landlord ("Owner"):

Property Manager ("Manager"):

Property Address:

1. Term

This Agreement shall commence on _____ and shall continue until terminated by either party with prior written notice as specified in Section 6.

2. Services Provided

- Advertising and showing the property to prospective tenants.
- Screening and selecting tenants, including background checks.
- Preparing, signing, and renewing lease agreements.
- Collecting monthly rent and security deposits.
- Coordinating repairs and routine maintenance.
- Responding to tenant requests and emergency issues.
- Providing monthly financial statements to Owner.

3. Management Fee

Owner agrees to pay Manager a monthly management fee of _____ or _____ % of collected monthly rent, whichever is greater, payable by the 10th of each month.

4. Owner Responsibilities

- Maintain adequate insurance for the property.
- Provide Manager with sufficient funds for authorized repairs/maintenance.
- Comply with all local, state, and federal laws affecting the property.

5. Manager Limitations

Manager may not:

- Sell or mortgage the property.
- Sign leases exceeding _____ months without Owner's prior written consent.

- Approve repairs or expenditures exceeding _____ per occurrence without Owner approval, except in emergencies.

6. Termination

This Agreement may be terminated by either party upon _____ days' written notice.

All monies due to Manager shall be paid in full prior to termination.

7. Governing Law

This Agreement shall be governed by the laws of the State of _____.

8. Entire Agreement

This Agreement represents the entire understanding between the parties and supersedes all prior negotiations, understandings, or agreements.

Owner Signature

Date

Manager Signature

Date