

# 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.

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Owner Signature

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Date

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Manager Signature

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Date