

PROPERTY MANAGEMENT AGREEMENT

This Property Management Agreement (the "Agreement") is entered into on [date] by and between [Property Owner Name] (the "Owner") and [Property Management Company Name] (the "Manager").

Manager: D.M. Taylor Realty, LLC, 1997 Terrace Lane, Lebanon, IN 46052

Owner:

1. **Scope of Services.** The Manager shall manage and operate the property located at [Property Address] (the "Property") on behalf of the Owner. The Manager shall perform all duties related to the operation, maintenance, and management of the Property, including but not limited to:
 - Collecting rent and other payments from tenants.
 - Marketing and advertising the Property to prospective tenants.
 - Screening and selecting tenants.
 - Negotiating and executing leases and renewals.
 - Maintaining the Property, including repairs, maintenance, and cleaning. Any repair not to exceed \$1,000 without prior approval from owner.
 - Responding to tenant complaints and resolving disputes.
 - Handling evictions and collections.
 - Preparing financial reports and accounting statements.
2. **Term of Agreement.** This Agreement shall commence on [Start Date] and shall continue for a period of [Term of Agreement] months, unless terminated earlier by either party in accordance with the terms of this Agreement. This Agreement may be renewed by mutual agreement of the parties.
3. **Compensation.** The Manager shall be paid a fee equal to Ten percent (10%) of the gross monthly rent collected from the Property. The Owner shall also reimburse the Manager for any expenses incurred in the performance of its duties under this Agreement, subject to prior approval by the Owner. The manager will also receive a fee of ½ of first month rent, per unit. This is payable at the time D.M. Taylor Realty collects the first months rent with a new tenant, or with an existing tenant as D.M. Taylor Realty enters into a new contact with the owner.
4. **Owner's Obligations.** The Owner shall provide the Manager with access to the Property, all necessary keys and security codes, and all necessary documents and information related to the Property.
5. **Manager's Obligations.** The Manager shall use its best efforts to manage and operate the Property in a professional and efficient manner. The Manager shall comply with all applicable laws and regulations related to the operation of the Property.
6. **Termination.** Either party may terminate this Agreement upon 30 days' written notice to the other party. Upon termination, the Manager shall deliver to the Owner all records, documents, and other property of the Owner in its possession, custody, or control.

7. Indemnification. The Owner shall indemnify and hold the Manager harmless from any and all claims, damages, and expenses arising out of or in connection with the Owner's ownership of the Property.
8. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the state of [State] without giving effect to its principles of conflicts of law.
9. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior negotiations, understandings, and agreements between the parties, whether written or oral.
10. Manager will prepare and furnish to owner monthly statements of all rent, repairs, disbursements for each the property. A monthly report will be sent by the 15th of each month with payment of rent included less expenses.
11. Insurance. Owner agrees to carry at his/her own expense public liability insurance in the amount not less than owner's total assets or minimum of \$1,000,000.00 naming owner and manager in a form adequate to protect their interests and in form substance reasonably satisfactory to the manager, and to furnish manager with certificates evidencing the existence of such insurance.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[Property Owner Name]

By: _____

[Property Owner Signature]

[Property Management Company Name]

By: _____

[Property Management Company Signature]