

PROPERTY MANAGEMENT AGREEMENT

Location: _____ Effective Date: _____

Parties:

Property Owner ("Owner") Name: _____

Owner Address: _____

Property Manager ("Manager") Name: _____

Manager Address: _____

Property Description:

Address: _____

Type of Property (e.g., residential, commercial): _____

Legal Description or Parcel Number: _____

Term:

Initial Term: _____ months

Automatic Renewal Terms: _____

Management Services:

Manager agrees to perform the following services with due diligence and in compliance with applicable laws: rent collection, marketing of the property, tenant screening and selection, lease preparation and enforcement, maintenance and repairs coordination, financial reporting to Owner, and compliance with all local, state, and federal regulations.

Owner Responsibilities:

Owner shall maintain adequate property insurance, provide funds for necessary repairs and maintenance not covered by rent, approve any extraordinary repairs or capital improvements, and cooperate with Manager in the fulfillment of this Agreement.

Compensation:

Owner agrees to pay Manager a monthly management fee equal to ____% of the monthly gross rents collected.

Additional fees for leasing, renewal, and other services shall be payable as described in the attached Schedule of Fees.

Security Deposits and Tenant Funds:

Manager shall hold all security deposits and prepaid rents in a separate trust account in accordance with applicable law and shall provide accounting and return of such funds as required by law and the terms of tenant leases.

Maintenance and Repairs:

Manager is authorized to arrange for ordinary repairs and maintenance necessary to preserve the property in good

condition up to an amount of \$_____ per occurrence without prior Owner approval. Manager shall notify Owner and obtain approval for repairs exceeding this amount except in emergencies.

Tenant Relations and Lease Enforcement:

Manager shall use best efforts to enforce lease terms, collect rents when due, and handle tenant complaints. Manager may initiate eviction proceedings as necessary, following Owner's instructions and applicable law.

Financial Reporting:

Manager shall provide Owner with monthly statements detailing rents collected, expenses paid, fees charged, and funds held on Owner's behalf. Owner may request additional reports with reasonable notice.

Indemnification and Liability:

Owner agrees to indemnify and hold Manager harmless from all liabilities and claims arising from Owner's breach of this Agreement or ownership of the property, except for gross negligence or willful misconduct by Manager. Manager shall not be liable for acts beyond reasonable control or for loss of rents due to tenant default or casualty.

Termination:

This Agreement may be terminated by either party upon ____ days written notice. Upon termination, Manager shall provide Owner with all funds and documents related to the property and cooperate in the transition of management.

Miscellaneous:

Entire Agreement: This Agreement contains the entire understanding between the parties and supersedes all prior discussions and agreements. Amendments: Any amendments must be in writing and signed by both parties. Governing

Law: This Agreement shall be governed by the laws of the State of _____ without regard to conflict of laws

principles. Severability: If any provision is found invalid, the remainder shall remain in full force and effect. Waiver:

Failure to enforce any provision shall not constitute a waiver of that provision or the right to enforce it later.

Counterparts and Electronic Signatures: This Agreement may be executed in counterparts and electronically, each of which shall be deemed an original.

OWNER'S SIGNATURE

MANAGER'S SIGNATURE

Signature: _____

Signature: _____

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