

PROPERTY MANAGER AGREEMENT

Location: _____ Date: _____

Parties:

Owner Name: _____

Owner Address: _____

Property Manager Name: _____

Property Manager Address: _____

Property Details:

Property Address: _____

Type of Property: _____

Number of Units: _____

Term of Agreement:

Initial Term: _____

Renewal Terms: _____

Management Services:

Property Manager shall provide the following services on behalf of Owner: rent collection; property maintenance and repairs; tenant communications; lease enforcement; property inspections; accounting and financial reporting; marketing and leasing vacant units; and compliance with applicable laws and regulations.

Owner Responsibilities:

Owner shall provide all necessary funds to operate the Property, maintain adequate insurance, comply with all laws applicable to the Property, and cooperate with Property Manager by providing relevant documents and information.

Compensation:

Owner agrees to pay Property Manager a management fee equal to _____% of the monthly collected rents. Additional fees for leasing, repairs, or services beyond the scope of this Agreement shall be agreed upon in writing.

Term and Termination:

This Agreement shall commence upon execution and continue for the Initial Term, with automatic renewals unless either party provides written notice of termination at least 30 days prior to expiration. Either party may terminate this Agreement for cause upon _____ days written notice if the other party breaches any material term and fails to cure.

Accounting and Records:

Property Manager shall maintain complete and accurate records of all transactions related to the Property and provide

Owner with monthly statements reflecting all income and expenses.

Insurance and Liability:

Owner shall maintain property and liability insurance covering the Property. Property Manager shall not be liable for damages or losses except those resulting from gross negligence or willful misconduct.

Indemnification:

Each party agrees to indemnify, defend, and hold harmless the other party from any claims, liabilities, damages, or expenses arising out of their breach of this Agreement or negligence.

Compliance with Laws:

Both parties shall comply with all federal, state, and local laws, statutes, ordinances, and regulations applicable to the Property and the services provided hereunder.

Confidentiality:

Parties agree to keep confidential all information disclosed in connection with this Agreement and not disclose such information to any third party except as required by law or with prior written consent.

Dispute Resolution:

Any disputes arising from this Agreement shall be resolved first through good faith negotiation between the parties. If unresolved, disputes shall be submitted to binding arbitration in accordance with the rules of the American Arbitration Association.

Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of the State of _____ without regard to conflict of laws principles.

Entire Agreement; Amendments:

This Agreement constitutes the entire agreement between the parties regarding the subject matter hereof and supersedes all prior agreements and understandings. Any amendments must be in writing and signed by both parties.

Severability:

If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Counterparts:

This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

OWNER'S SIGNATURE

PROPERTY MANAGER'S SIGNATURE

Signature: _____

Signature: _____

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