

**EXCLUSIVE PROPERTY MANAGEMENT AGREEMENT
Long-term Rental Property**

This Exclusive Property Management Agreement is entered into by and between _____ ("Owner")
and _____ ("Agent")

IN CONSIDERATION of the mutual covenants and promises set forth herein, Owner hereby contracts with Agent, and Agent hereby contracts with Owner, to lease and manage the property described below, as well as any other property Owner and Agent may from time to time agree in writing will be subject to this Agreement (the "Property"), in accordance with all applicable laws and regulations, upon the terms and conditions contained herein.

1. **Property.** City: _____ County: _____, NC
Street Address: _____ Zip Code: _____
Other Description: _____

☐ **MULTIPLE PARCELS** (where applicable). Additional parcels of real property are the subject of this Agreement, as described in the attached Multi-Parcel Addendum. The term "Property" as used herein shall be deemed to refer to all such parcels unless specifically indicated otherwise.

2. **Duration of Agreement.** This Agreement shall be binding when it has been signed and dated below by Owner and Agent. It shall become effective on _____ ("Effective Date") and shall be for an initial term of _____ NOT LESS THAN _____ DAYS PRIOR TO THE CONCLUSION OF THE INITIAL TERM EITHER PARTY MAY NOTIFY THE OTHER PARTY IN WRITING OF ITS DESIRE TO TERMINATE THIS AGREEMENT, IN WHICH CASE IT SHALL TERMINATE AT THE CONCLUSION OF THE INITIAL TERM, IF NOT SO TERMINATED, THIS AGREEMENT SHALL AUTOMATICALLY RENEW FOR SUCCESSIVE TERMS OF _____ EACH UNLESS EITHER PARTY GIVES THE OTHER PARTY WRITTEN NOTICE OF ITS DESIRE TO TERMINATE THIS AGREEMENT AT LEAST _____ DAYS PRIOR TO THE CONCLUSION OF ANY SUCH RENEWAL TERM, IN WHICH CASE THIS AGREEMENT SHALL TERMINATE AT THE CONCLUSION OF SUCH TERM.

3. **Agent's Fees.**

(a) **Management Fees.** For management services performed hereunder, Owner shall compensate Agent in the following manner:

☐ A fee ("Fee") equal to (whichever all that apply):

(i) _____ percent (____%) of total gross rental income received on all rental agreements;

(ii) \$ _____ per month for each month that the Property is occupied;

(iii) \$ _____ per month for each month that the Property is vacant;

☐ Other (describe method of compensation): _____

☐ (Check if applicable) Agent may from time to time provide services for Owner or arrange services for Owner from third-party vendors, including but not limited to services relating to maintenance, repairs and/or improvements to the Property. Owner agrees that Owner shall compensate Agent for the provision or arrangement of any such services in the following manner: _____

Note: No fees may be deducted from any tenant security deposit until the termination of the tenancy. Furthermore, any fees due Agent from Owner may be deducted from any portion of the security deposit due to Owner.

(b) **Fee to Tenant.** If a tenant who occupies the Property during the term of this Agreement (including the initial or any renewal term) enters into an agreement to purchase the Property (either during the term of this Agreement or during the initial term of the lease or the initial term of the lease ends after the expiration of this Agreement), Owner agrees to pay Agent a fee of _____, which shall be due and payable upon closing on the Property.

4. **Early Termination Fee.** IF, PRIOR TO THE END OF THE INITIAL TERM OR ANY RENEWAL TERM OF THIS AGREEMENT, (i) OWNER TERMINATES THIS AGREEMENT WITHOUT LEGALLY SUFFICIENT CAUSE OR (ii) AGENT TERMINATES THIS AGREEMENT FOR LEGALLY SUFFICIENT CAUSE, OWNER SHALL PAY AGENT AN AMOUNT EQUAL TO THE FEE AGENT WOULD HAVE BEEN ENTITLED TO RECEIVE DURING THE BALANCE OF THE THEN-EXISTING TERM OF THIS AGREEMENT, TAKING INTO ACCOUNT ANY RENTAL AGREEMENTS IN EFFECT AT THE TIME OF SUCH TERMINATION.



North Carolina Association of REALTORS, Inc.

Owner Initials: _____ Agent Initials: _____



STANDARD FORM 401
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Make Ring Exclusive Property Management

Melissa Prandi, MPM



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Make It Ring Dylan O'Neil,Audrey O'neil,Mike O'Neil,2015-12-09 Make It Ring is a simple 3 step plan to get more exclusive property management leads It s a strategy guide for property management company owners Cash is the engine that drives your property management company Exclusive leads are the gas that powers that engine Read Make It Ring to learn What exclusive leads are and why you MUST have them A simple 3 step plan to make your phone ring with exclusive leads Don t want to do it all by yourself We review every major property management lead generation service 2016 Edition

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designers engineers and professionals The book provides a solid foundation in SOLIDWORKS by utilizing projects with step by step instructions for the beginner to intermediate SOLIDWORKS user featuring machined plastic and sheet metal components Desired outcomes and usage competencies are listed for each project The book is divided into five sections with 11 projects Project 1 Project 6 Explore the SOLIDWORKS User Interface and CommandManager Document and System properties simple and complex parts and assemblies proper design intent design tables configurations multi sheet multi view drawings BOMs and Revision tables using basic and advanced features Additional techniques include the edit and reuse of features parts and assemblies through symmetry patterns configurations SOLIDWORKS 3D ContentCentral and the SOLIDWORKS Toolbox Project 7 Understand Top Down assembly modeling and Sheet Metal parts Develop components In Context with InPlace Mates along with the ability to import parts using the Top Down assembly method Convert a solid part into a Sheet Metal part and insert and apply various Sheet Metal features Project 8 Project 9 Recognize SOLIDWORKS Simulation and Intelligent Modeling techniques Understand a general overview of SOLIDWORKS Simulation and the type of questions that are on the SOLIDWORKS Simulation Associate Finite Element Analysis CSWSA FEA exam Apply design intent and intelligent modeling techniques in a sketch feature part plane assembly and drawing Project 10 Comprehend the differences between additive and subtractive manufacturing Understand 3D printer terminology along with a working knowledge of preparing saving and printing CAD models on a low cost printer Project 11 Review the Certified SOLIDWORKS Associate CSWA program Understand the curriculum and categories of the CSWA exam and the required model knowledge needed to successfully take the exam The author developed the industry scenarios by combining his own industry experience with the knowledge of engineers department managers vendors and manufacturers These professionals are directly involved with SOLIDWORKS every day Their responsibilities go far beyond the creation of just a 3D model

Hearings Before and Special Reports Made by Committee on Armed Services of the House of Representatives on Subjects Affecting the Naval and Military Establishments ,1952 **2017 CFR Annual Print Title 7, Agriculture, Parts 1-26** Office of The Federal Register,2017-01-01 **Hearings** United States. Congress. House,1951 Code of Federal Regulations ,1983 Special edition of the Federal Register containing a codification of documents of general applicability and future effect with ancillaries *NASA Tech Briefs* ,2003 **The Unofficial Guide to Managing Rental Property** Melissa Prandi, MPM,2005-01-21 The inside scoop for when you want more than the official line So you ve decided to invest in real estate congratulations but now you need to know how you can best manage your property and maximize your profit How much should you spend on renovations Where will you find responsible tenants And how can you keep on top of new government regulations The Unofficial Guide to Managing Rental Property answers these questions and many more giving you insider guidance and valuable tips on managing and profiting from your investments You ll find savvy advice on everything from legally setting rental criteria and managing properties part time to successfully evicting delinquent tenants and collecting

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