

American Equity Partner's, LLC.  
Property Management Agreement.  
For tenant placement only.

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Date:

This Agreement dated above is made by and between,  
Owner, \_\_\_\_\_ (hereinafter "Owner")  
Agent, American Equity Partners, LLC. (hereinafter "Agent").

Subject property address:

Address  
City State Zip

1. Agency. The Owner hereby employs the Agent to lease the Owner's property (hereinafter referred to as "Property") located and described as follows:
2. Duties of Agent. In order to properly rent or lease the property, the Agent shall have the following duties and responsibilities:
  - A. Best Efforts. The Agent shall use its best effort to attract and secure tenants for the property.
  - B. Lease Negotiations. The Agent shall handle all negotiations with tenants with respect to leases. All such agreements are subject to the approval of the Owner. However, the Owner may provide the Agent with authorization to lease under certain specified terms and conditions.
  - C. Repairs and Maintenance. The Agent shall **not** contract for or undertake the making of all necessary repairs and the performance of all other necessary work for the benefit of the property including all required alterations to properly carry out this contract.
  - D. Mortgages and Other Expenses. Owner's responsibility.
  - E. Collection of Rents. The Agent shall collect the initial rent's, security deposit and application fees. The Agent will make payment when the agreements have been signed and keys (Premise) delivered.
  - F. Representation in Court. Owner's responsibility

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3. Compensation to gent.

1 Months rent                   \$ \_\_\_\_\_  
Application fee                 \$ \_\_\_\_\_

- A. The renter shall pay the AEP as full compensation for the services, the sum of \$\_\_\_\_\_ Dollars.
- B. The amount received will be evidenced to homeowner by copies of checks and a copy of all agreements.

4. Term of Contract. This agreement is for the purpose of placing the tenant. It is not intended to manage the property moving forward.

A. It is understood that the Owner shall

5. Owner acknowledges ownership in the subject property and their authority to Bargain, Sell, negotiate terms.

6. Termination of Contract. Both the Owner and American Equity Partners can cancel this agreement at any time and for any reason without compensation.

OWNER \_\_\_\_\_

AGENT \_\_\_\_\_  
American Equity Partners, LLC