

SIMPLE PROPERTY MANAGEMENT AGREEMENT

Location: _____ Date: _____

Parties:

Property Owner Name: _____

Property Manager Name: _____

Property Details:

Property Address: _____

Type of Property: _____

Term of Agreement:

The term of this Agreement shall commence on the date above and continue until terminated by either party with written notice.

1. Appointment and Authority

Owner hereby appoints Manager as the exclusive agent to manage, operate, control, rent, and lease the property described above, subject to the terms and conditions herein.

2. Manager's Responsibilities

Manager shall use reasonable efforts to rent the property at competitive market rates, collect rents and security deposits, maintain the property in good condition, arrange for repairs and maintenance, and keep Owner informed of all significant matters.

3. Owner's Responsibilities

Owner shall provide Manager with all necessary property information, maintain adequate insurance coverage, and promptly reimburse Manager for approved expenses incurred on Owner's behalf.

4. Management Fee

Owner agrees to pay Manager a management fee of _____% of the gross monthly rental income collected, payable monthly in arrears.

5. Security Deposits

Manager shall hold all security deposits in a separate trust account and shall comply with applicable laws regarding security deposit handling and return.

6. Maintenance and Repairs

Manager is authorized to contract for repairs and maintenance up to \$_____ without prior approval from Owner. Manager shall notify Owner promptly of any repairs exceeding this amount.

7. Financial Reporting

Manager shall provide Owner with monthly statements detailing income, expenses, and account balances related to the property.

8. Termination

Either party may terminate this Agreement by providing at least thirty (30) days written notice to the other party.

9. Indemnification

Each party agrees to indemnify, defend, and hold harmless the other from any claims, damages, or liabilities arising from their own negligence or willful misconduct.

10. Compliance with Laws

Manager and Owner agree to comply with all applicable federal, state, and local laws, ordinances, and regulations relating to the property and its management.

11. Limitation of Liability

Manager shall not be liable for any loss or damage arising from causes beyond its control, including but not limited to acts of God, theft, or tenant defaults.

12. Insurance

Owner shall maintain adequate property and liability insurance covering the property and shall provide Manager with copies of such policies.

13. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State in which the property is located.

14. Entire Agreement

This Agreement constitutes the entire understanding between the parties and supersedes all prior agreements.

15. Amendments

Any amendments or modifications to this Agreement must be in writing and signed by both parties.

16. Notices

All notices under this Agreement shall be in writing and sent via certified mail, courier, or email to the addresses provided by the parties.

17. Severability

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

18. Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed an original.

19. Authority

Each party represents that it has the authority to enter into this Agreement and perform its obligations hereunder.

20. Signatures

By signing below, the parties acknowledge and agree to the terms of this Agreement.

OWNER'S SIGNATURE

MANAGER'S SIGNATURE

Signature: _____

Signature: _____

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