

Date: \_\_\_\_\_

To: Reliable Property Managers, LLC (“Manager”)
1100 Landfall Way, Suite 202
Johns Island, SC 29455
Tel: 843-768-7185 Fax: 843-768-7186

From: \_\_\_\_\_ (“Owner”)

Re:
\_\_\_\_\_ (“Property”)
\_\_\_\_\_
Property address

In consideration of the premises contained herein, Owner agrees to pay to Manager the sum of \$\_\_\_\_\_ per month (to be billed quarterly) for semi – monthly inspections by Manager to the Property. These inspections will include a check of the overall appearance and condition of the interior of the Property, the exterior of the Property, the attic, under the Property, the garage and Property grounds. Manager shall issue to Owner a monthly written report using Manager’s standard list with comments. If necessary, Manager will contact Owner immediately with pressing issues.

Owner authorizes Manager to perform repairs to the Property without prior written approval up to a cost per repair of \$ \_\_\_\_\_ (We recommend \$500.00). All repairs to the Property over \$300.00 will require written approval from Owner unless further serious damage will result by waiting for written approval. Where possible, telephone contact will be made between Owner and Manager prior to repairs being approved and performed.

Manager shall not be liable to Owner for any loss or damage caused by acts of the Manager unless said acts constitute willful misconduct. Owner will, and does hereby agree to indemnify and hold harmless Manager from any liability for damages, costs, and expenses (including attorneys' fees and court costs) arising from injury or damage to any person or persons or property in, about, and in connection with the Property, its common property, and Owner's property from any cause whatsoever, unless such injury shall be caused by Manager's willful misconduct. Manager is not and shall never be liable to any creditor or vendor of Owner or to any claimant against the Property or assets of the Property or Owner, and Owner does hereby agree to indemnify and hold harmless Manager from any such liability. Nothing contained in the Agreement shall constitute or be construed to be or create a partnership or joint venture between Owner and Manager.

This Agreement shall be for a period of one year commencing on the 1st day of \_\_\_\_\_, and expiring on the 31st day of \_\_\_\_\_.

Subsequently, this Agreement shall renew automatically for annual periods, unless terminated by either party. Termination of the Agreement may be made by either party by delivering to the other party written notice of said termination no later than thirty (30) days prior to the end of the current annual period. If under any circumstances Owner does not pay Manager's invoices within ten (10) days of the date due, a one-time late fee of five (5%) percent will be charged and the outstanding balance due shall accrue interest at a rate of one and one-half (1.5%) percent of the unpaid balance per month or portion thereof until the balance is paid in full.

Owner
\_\_\_\_\_
\_\_\_\_\_

Reliable Property Managers, LLC
Signature \_\_\_\_\_
By: \_\_\_\_\_
(Print Name and Title)