



MONTE DAVIS PROPERTY
MANAGEMENT SERVICE, LLC.

RESIDENTIAL LEASING AND PROPERTY MANAGEMENT AGREEMENT

1. PARTIES:

A. The parties to this agreement are:

- (1) Owner: _____
Address: _____
Email: _____
- (2) Broker: Monte Davis Property Management Service LLC
Address: 9901 Brodie Ln, Ste 160-288, Austin, TX 78748
Email: info@investinaustin.com

B. Owner warrants that Owner is the sole Owner of the Property or has unconditional authority to bind execute this Agreement on behalf of Owner or any Co-owner.

C. Owner appoints Broker as Owner's sole and exclusive leasing and managing agent of the real property described in Paragraph 2 and in any addendum to this agreement.

2. PROPERTY: "Property" means:

Address: _____ in
_____ County, Texas, together with any non-real-property items located at the Property.

3. TERM:

A. Primary Term. The primary term of this agreement begins and ends as follows:

Commencement Date: _____ Expiration Date: _____

B. Automatic Extension. Unless either party provides written notice of termination to the other party at least 30 days before the Expiration Date, this agreement will automatically extend on a monthly basis until either party terminates by providing at least 30 days written notice to the other party.

C. Effective Services. If Broker determines that Broker cannot continue to effectively provide leasing and management services to Owner for any reason at any time during this agreement, Broker may terminate this agreement by providing at least 30 days written notice to Owner.

4. AUTHORITY OF BROKER:

A. Leasing and Management Authority. Owner grants to Broker the following authority which Broker may exercise at Broker's discretion:

- (1) advertise the Property for lease at Owner's expense by means and methods that Broker determines are reasonably competitive, including but not limited to creating and placing advertisements with interior and exterior photographic and audio-visual images of the Property and related information in any media and the Internet;
- (2) place "For Lease" signs or other signs on the Property in accordance with applicable laws, regulations, ordinances, restrictions, and owners' association rules;

- (3) remove all other signs offering the Property for sale or lease;
- (4) submit the Property as a listing with one or more Multiple Listing Services (MLS) at any time the Property is marketed for lease and to change or terminate such listings;
- (5) authorize other brokers, their associates, inspectors, appraisers, and contractors to access the Property at reasonable times for purposes contemplated by this agreement and to lend keys and disclose security codes to such persons to enter the Property;
- (6) duplicate keys and access devices, at Owner's expense, to facilitate convenient and efficient showings of the Property and to lease the Property;
- (7) place a keybox on the Property;
- (8) employ scheduling companies to schedule showings by other brokers at any time the Property is marketed for lease;
- (9) verify information and references in rental applications from prospective tenants;
- (10) negotiate and execute Leases on Owner's behalf for the Property at market rates and on competitively reasonable terms; Broker shall have sole responsibility for establishing the terms and conditions for tenancies of the Property, including but not limited to approving applicants, establishing rents, deposits, fees, pet terms, and Lease terms and conditions. Broker shall not be required to present all offers for lease to Owner;
- (11) negotiate and execute any amendments, extensions, or renewals to any Leases for the Property on Owner's behalf;
- (12) terminate Leases for the Property, negotiate Lease terminations, and serve notices of termination;
- (13) collect and deposit for Owner rents, security deposits, and other funds related to the Property in a trust account and pay from that account: (a) any compensation and reimbursements due Broker under this agreement; and (b) other persons as this agreement may authorize;
- (14) account for security deposits that Broker holds in trust to any tenants in the Property in accordance with applicable law and any Lease of the Property and make deductions from the deposits in accordance with the Lease and applicable law;
- (15) collect administrative charges including but not limited to, application fees, returned check fees, and late charges from tenants in the Property or from prospective tenants;
- (16) institute and prosecute, at Owner's expense, actions to: (a) evict tenants in the Property; (b) recover possession of the Property; or (c) recover lost rent and other damages;
- (17) settle, compromise, or withdraw any action described in Paragraph 4A(16);
- (18) negotiate and make reasonable concessions to tenants or former tenants in the Property;
- (19) report payment histories of tenants in the Property to consumer reporting agencies;
- (20) obtain information from any holder of a note secured by a lien on the Property and any insurance company insuring all or part of the Property;
- (21) hire contractors to repair, maintain, redecorate, or alter the Property provided that Broker does not expend more than \$ 500 for any single repair, maintenance item, redecoration, or alteration without Owner's consent;
- (22) hire contractors to make emergency repairs to the Property without regard to the expense limitation in Paragraph 4A(21) that Broker determines are necessary to protect the Property or the health or safety of an ordinary tenant;

- (23) contract, at Owner's expense, for utilities and maintenance to the Property during times that the Property is vacant, including but not limited to, electricity, gas, water, alarm monitoring, cleaning, pool and spa maintenance, yard maintenance, and other regularly recurring expenses that Broker determines are reasonable to maintain and care for the Property; and
- (24) perform other necessary services related to the leasing and management of the Property.
- B. Normal Services. Normal property management does not include monthly or quarterly inspections; representation at court hearings or depositions; homeowner meetings; providing on-site management, property sales, or preparing Property for sale; supervising and coordinating modernization, rehabilitation, fire or major damage restoration projects; obtaining income tax, accounting or legal advice; advising on proposed new construction; debt collection, counseling, legal proceedings, HOA dues payment management, Home Warranty repair coordination, or insurance-related paperwork and estimates.
- C. Record Keeping. Broker will:
- (1) maintain accurate records related to the Property and retain such records in accordance with Broker's record retention policy in effect at the time of execution of the Agreement;
 - (2) file reports with the Internal Revenue Service related to funds received on behalf of Owner under this agreement (for example, Form 1099); and
 - (3) remit, each month, the following items to Owner at the address specified in Paragraph 1: (a) funds collected by Broker for Owner under this agreement, less authorized deductions; and (b) a statement of receipts, disbursements, and charges. Owner may instruct Broker in writing to remit the items to another person or address.
- D. Security Deposits.
- (1) During this agreement, Broker will maintain security deposits received from tenants in a trust account and will account to the tenants for the security deposits in accordance with the Leases for the Property.
 - (2) After this agreement ends, Broker will deliver to Owner or the Owner's designee the security deposit held by Broker under an effective Lease of the Property, less deductions authorized by this agreement, and will send written notice to the tenant that states:
 - (a) that this agreement has ended;
 - (b) the exact dollar amount of the security deposit;
 - (c) the contact information for the Owner or the Owner's designee; and
 - (d) that Owner is responsible for accounting for and returning the tenant's security deposit.
 - (3) If this Agreement terminates before, at the same time, or within 60 days after an expiring tenant Lease Agreement, the Owner shall be responsible for completing the security deposit disposition to the tenant or ex-tenant. All funds shall be distributed to Owner within 60 days of the termination date.
 - (4) If Broker complies with this Paragraph 4D, Owner will indemnify Broker from any claim or loss from a tenant for the return of a security deposit. This Paragraph 4D survives termination of this agreement.
- E. Deductions and Offset. Broker may disburse from any funds Broker holds in a trust account for Owner:
- (1) any compensation due Broker under this agreement;
 - (2) any funds Broker is authorized to expend under this agreement; and

(3) any reimbursement Broker is entitled to receive under this agreement.

F. Insurance and Attorneys.

(1) Broker may not file a claim for a casualty loss with the carrier insuring the Property. Broker may communicate with the carrier to facilitate the processing of any claim Owner may file or other matters that Owner instructs Broker to communicate to the carrier.

(2) Broker may not directly or indirectly employ or pay a lawyer to represent Owner. Broker may communicate with Owner's attorney in accordance with Owner's instructions.

G. Information about Trust Accounts, MLS, and Keybox.

(1) Trust Accounts. A trust account must be separate from Broker's operating account and must be designated as a trust, property management, or escrow account or other similar name. Broker may maintain one trust account for all properties Broker leases and manages for others.

(2) MLS. MLS rules require Broker to accurately and timely submit all information the MLS requires for participation including leased data. Subscribers to the MLS may use the information for market evaluation or appraisal purposes. Subscribers are other brokers and other real estate professionals such as appraisers and may include the appraisal district. Any information filed with the MLS becomes the property of the MLS for all purposes. *Submission of information to MLS ensures that persons who use and benefit from the MLS also contribute information.*

(3) Keybox. A keybox is a locked container placed on the Property that holds a key to the Property. A keybox makes it more convenient for brokers, their associates, inspectors, appraisers, and contractors to show, inspect, or repair the Property. The keybox is opened by a special combination, key, or programmed device, so that authorized persons may enter the Property. Using a keybox will probably increase the number of showings, but involves risks (for example, unauthorized entry, theft, property damage, or personal injury). *Neither the Association of REALTORS® nor MLS requires the use of a keybox.*

5. **LEGAL COMPLIANCE:** The parties will comply with all obligations, duties, and responsibilities under the Texas Property Code, state and federal fair housing laws, and any other statute, administrative rule, ordinance, or restrictive covenant applicable to the use, leasing, management, or care of the Property.

6. **RESERVES:** Upon execution of this agreement, Owner will deposit the following amount with Broker to be held in a trust account as a reserve for Owner: \$300 for each unit within the Property or Properties managed by Broker under this agreement. Broker may, at Broker's discretion, use the reserve to pay any expense related to the leasing and management of the Property(ies) (including but not limited to Broker's fees). If the balance of the reserve becomes less than the amount stated, at any time, Broker may: (a) deduct an amount that will bring the balance to the amount stated from any subsequent rent received on behalf of Owner and deposit the amount into the reserve; or (b) notify Owner that Owner must promptly deposit additional funds with Broker to bring the balance to the amount stated.

7. **ADVANCES:** Owner will, in advance, provide Broker all funds necessary for the leasing and management of the Property. Broker is not obligated to advance any money to Owner or to any other

person. If Broker does advance funds on Owner's behalf, then any funds not reimbursed to Broker within 10 days of request, will bear interest at a rate of 4 % per month.

8. OWNER'S REPRESENTATIONS:

A. General.

- (1) Except as disclosed in Paragraph 20, Owner represents that:
 - (a) Owner has fee simple title to and peaceable possession of the Property and all its improvements and fixtures, unless rented, and the legal capacity to lease the Property;
 - (b) Owner is not bound by: (i) another agreement with another broker for the sale, exchange, lease, or management of the Property that is or will be in effect during this agreement; or (ii) an agreement or covenant that prohibits owner from leasing the property;
 - (c) no person or entity has any right to purchase, lease, or acquire the Property by an option, right of refusal, or other agreement;
 - (d) Owner is not delinquent in the payment of any property taxes, owners' association fees, property insurance, mortgage, or any encumbrance on or affecting the Property;
 - (e) the Property is not subject to the jurisdiction of any court;
 - (f) the optional user fees for the use of common areas (for example, pool or tennis courts) in the Property's subdivision are: _____; and
 - (g) all information related to the Property that Owner provides to Broker is true and correct to the best of Owner's knowledge.
 - (h) Owner agrees to furnish Broker with funds, as requested by Broker, as needed to cover all fees, repairs and maintenance.
- (2) Broker may disclose to a tenant or to a prospective tenant any information related to the representations made in this Paragraph 7.

B. Property Condition. Owner and Broker are obligated under law to disclose to a tenant or to a prospective tenant any known condition that materially and adversely affects the health or safety of an ordinary tenant. Owner is obligated under the Property Code to repair any such condition for a tenant. Owner represents that:

- (1) any pool or spa and any required enclosures, fences, gates, and latches comply with all applicable laws and ordinances; and
- (2) **Owner is not aware of a condition concerning the Property that materially affects the health or safety of an ordinary tenant.**

C. Association Dues, Penalties, Fees and Assessments. In the event the Owner becomes delinquent in the payment of dues, fees, or assessments, Owner is in default and Broker may terminate this Agreement.

9. OWNER'S COOPERATION: Owner agrees to:

- A. cooperate with Broker to facilitate the showing, marketing, and lease of the Property;
- B. not rent or lease the Property to anyone without Broker's prior written approval;

- C. not negotiate with any prospective tenant who might contact Owner directly, but refer all prospective tenants to Broker;
- D. not deal with or negotiate with any tenant in the Property concerning any matter related to the management or leasing of the Property but refer all such dealings to Broker;
- E. not enter into a listing agreement or property management agreement with another broker for the rental, leasing, or management of the Property to become effective during this agreement;
- F. provide Broker with copies of any existing Leases or rental agreements related to the Property;
- G. provide Broker with keys and access devices to the Property;
- H. provide Broker with copies of all warranties related to the Property or any item in the Property;
- I. tender to Broker any security deposits paid by any existing tenants in the Property;
- J. complete any disclosures or notices required by law or a Lease of the Property;
- K. amend applicable notices and disclosures if any material change occurs during this agreement;
- L. notify Broker if Owner becomes delinquent in the payment of: (1) any mortgage or other encumbrance secured by the Property; (2) property taxes; (3) property insurance; or (4) owners' association fees; and
- M. notify Broker in writing a minimum of 120 days prior to Lease expiration date if Owner does NOT want Broker to perform a Lease renewal.

10. INSURANCE:

- A. At all times during this agreement, Owner must maintain in effect:
 - (1) a public liability insurance policy that names Broker as a co-insured or additional insured and covers losses related to the Property in an amount of not less than **\$500,000.00** on an occurrence basis; and
 - (2) an insurance policy for the Property in an amount equal to the reasonable replacement cost of the Property's improvements and that contains endorsements which contemplate the leasing of the Property with vacancies between Lease terms.
- B. Not later than the 15th day after the Commencement Date, Owner must deliver to Broker copies of certificates of insurance evidencing the coverage required under Paragraph 10A. If the coverage changes at any time during this agreement, Owner must deliver to Broker a copy of the insurance certificate evidencing the change not later than 10 days after the change.
- C. If Owner fails to comply with Paragraphs 10A or 10B, Broker may:
 - (1) purchase insurance that will provide Broker the same coverage as the required insurance under Paragraph 10A(1) and Owner must promptly reimburse Broker for such expense; or
 - (2) terminate this agreement.

11. BROKER'S FEES: All fees to Broker under this agreement are payable in Travis County, Texas. This Paragraph 11 survives termination or expiration of this agreement with regard to fees earned during this agreement which are not payable until after its termination. Broker may deduct any fees under this Paragraph 11 from any funds Broker holds in trust for Owner. If more than one property or unit is made part of and subject to this agreement, each of the provisions below will apply to each property or unit separately.

- A. Management. Each month Owner will pay Broker _____% of the gross monthly income collected that month, paid in advance or minimum management fee, whichever is greater. Gross income shall include all rents and other income including tenant rent credits, move-in specials,

- forfeited security deposits, funds collected by collection agency, and other miscellaneous income. Failure by a tenant to pay rent does not excuse payment of the minimum management fee. Minimum management fee is \$ 100.
- B. Marketing. When a property is advertised for rent, Owner will pay Broker a marketing investment of \$ 0, unless Owner desires professional video, photos, floor plan, or paying sites such as Zillow.
- C. Leasing for New Tenants. Each time the Property is leased to a new tenant, Owner will pay Broker a leasing fee equal to 75% of one full month's rent, due and payable at the time the Lease is executed.
- D. Lease Renewals. Each time a tenant in the Property renews or extends a Lease, Owner will pay Broker a renewal fee of \$ 150, due and payable at the time the Lease is executed.
- E. Property Condition Report. Upon completion of an annual property condition report, Owner will pay Broker a property condition report fee of \$ 99.
- F. Vendor Oversight / Repair Coordination. Any make ready with a total cost of \$3,000 or more may be billed to Owner at a rate of cost plus 10%.
- G. Interest on Trust Accounts. Any trust account Broker maintains under this agreement may be an interest-bearing or income producing account. Broker may retain any interest or income from such account as compensation under this agreement. Broker will remove any interest or income payable under this Paragraph 11G from the trust account not later than the 30th day after the interest or income is paid.
- H. Administration. If Broker collects administrative charges from tenants or prospective tenants, including but not limited to, application fees, returned check fees, or late charges [as authorized under Paragraph 4A(15)], Broker will retain such fees as compensation under this agreement. The administrative fees under this Paragraph 11H are earned and payable at the time Broker collects such fees.
- I. Related to Insurance, Legal Matters, and Non-Property Management. If Owner requests or instructs Broker to coordinate or communicate with any insurance carrier regarding any casualty to or on the Property or if Owner requests or instructs Broker to appear in any legal proceeding or deposition related to the Property (including, but not limited to, evictions, tenant disputes, security deposit disputes, and suits for damages), or any matter described in Paragraph 4.A, Owner will pay Broker \$ 75 per hour for Broker's time expended in the such matters and in preparation of such matters. Fees under this Paragraph 11I are earned at the time the services are rendered and payable upon Owner's receipt of Broker's invoice.
- J. Sale of the Managed Property. (a) If the Owner elects to sell the property and a tenant procured by Broker purchases the property from the Owner during the term of this agreement, or within 12 months after its termination, Broker will be paid a sales commission equal to 4.5% of the sales price at the time of closing. Broker may be a Transaction-Broker when selling Owner's property to a tenant. (b) Owner will pay Broker \$500, if applicable, for Broker's time and services to coordinate showings, inspections, appraisals, repairs, and other related matters. Fees under this Paragraph 11.J are earned at the time such services are rendered and payable upon Owner's receipt of Broker's invoice.
- K. Separate Listing Agreement Controls. If Owner sells the Property and pays Broker the fee under a separate written listing agreement between Owner and Broker: (a) this Paragraph 11.K will not apply; and (b) Broker will waive any fees due under Paragraph 11 at the time the sale closes.

- 12. FEES FOR ONBOARDING:** Once we have a fully-executed Management Agreement, Owner must pay Broker \$ 100 for single family residences / \$ 100 plus \$ 75 per unit for multi-family properties to onboard the property/unit(s), and owner information in AppFolio, and perform a site visit.
- 13. FEES UPON TERMINATION:** At the time this agreement is terminated, Owner must pay Broker all amounts due Broker under this agreement; and a termination fee of \$ 0.
- 14. FUNDS RECEIVED AFTER TERMINATION:** If Broker receives any funds on behalf of Owner after this agreement ends (for example, rent, damages, past due amounts, and others), Broker will deposit those funds in Broker's trust account and will: (a) pay 15% of the funds received to Broker as compensation for services (for example, research, accounting, communicating, and processing) rendered at that time; and (b) pay the balance of the funds to Owner. This provision survives termination of this agreement.
- 15. LIABILITY AND INDEMNIFICATION:**
- A. Broker is not responsible or liable in any manner for personal injury to any person or for loss or damage to any person's real or personal property resulting from any act or omission not caused by Broker's negligence, including but not limited to injuries or damages caused by:**
 - (1) other brokers, their associates, inspectors, appraisers, and contractors who are authorized to access the Property;
 - (2) acts of third parties or force majeure (for example, acts of God, vandalism, theft, or other criminal acts);
 - (3) freezing or leaking water pipes, including water sprinklers;
 - (4) a dangerous condition or environmental condition on the Property; or
 - (5) the Property's non-compliance with any law or ordinance.
 - B. Broker is not responsible or liable in any manner for:**
 - (1) any late fees or other charges Owner incurs to any creditor caused by late or insufficient payments by any tenant in the Property; or
 - (2) damages to Property or Owner caused by a tenant's breach of a Lease;
 - (3) monies that are uncollectible from tenant
 - C. Owner agrees to protect, defend, indemnify, and hold Broker harmless from any damage, costs, attorney's fees, and expenses that:**
 - (1) are caused by Owner, negligently or otherwise;
 - (2) arise from Owner's failure to disclose any material or relevant information about the Property;
 - (3) are caused by Owner giving incorrect information to any person; or
 - (4) are related to the management of the Property and are not caused by Broker, negligently or otherwise.
 - D. Owner is responsible and liable for all contracts and obligations related to the Property (for example, maintenance, service, repair and utility agreements) entered into before or during this agreement by Owner or by Broker under Broker's authority under this agreement. Owner agrees to hold Broker harmless from all claims related to any such contracts.**

16. DEFAULT: A party is in default if the party fails to cure a breach within 10 days after receipt of written demand from the other party. If either party is in default, the non-defaulting party may:

- A. terminate this agreement by providing at least 10 days written notice;
- B. recover all amounts due to the non-defaulting party under this agreement;
- C. recover reasonable collection costs and attorney’s fees; and
- D. exercise any other remedy available at law. Broker is also entitled to recover any compensation Broker would have been entitled to receive if Owner did not breach this agreement.

17. MEDIATION: The parties agree to negotiate in good faith in an effort to resolve any dispute related to this agreement that may arise between the parties. If the dispute cannot be resolved by negotiation, the dispute will be submitted to mediation. The parties to the dispute will choose a mutually acceptable mediator and will share the cost of mediation equally.

18. ATTORNEY’S FEES: If Owner or Broker is a prevailing party in any legal proceeding brought as a result of a dispute under this agreement or any transaction related to or contemplated by this agreement, such party will be entitled to recover from the non-prevailing party all costs of such proceeding and reasonable attorney’s not to exceed \$ 1,500.

19. SPECIAL PROVISIONS: _____

20. ADDENDA: Incorporated into this agreement are the following addenda, exhibits, and other information:

- _____ A. Information About Brokerage Services
- _____ B. Addendum Regarding Lead-Based Paint
- _____ C. Multiple Property Addendum
- _____ D. Owner’s Notice Concerning Condition of Property under Property Management Agreement
- _____ E. Property Manager’s Inventory and Condition Report
- _____ F. Addendum for Authorization to Act for Owner before Owners’ Association
- _____ G. Copy of Rules and Regulations of an Owners’ Association
- _____ H. Copy of Owners’ Association Bylaws and Deed Restrictions affecting the Property
- _____ I. Other _____

21. AGREEMENT OF PARTIES:

- A. Entire Agreement. This document contains the entire agreement of the parties and may not be changed except by written agreement.
- B. Assignments. Neither party may assign this agreement without the written consent of the other party.
- C. Binding Effect. Owner’s obligation to pay Broker an earned fee is binding upon Owner and Owner’s heirs, administrators, executors, successors, and permitted assignees.
- D. Joint and Several. All Owners executing this agreement are jointly and severally liable for the performance of all its terms. Any act or notice to, refund to, or signature of, any one or more of

the Owners regarding any term of this agreement, its extension, its renewal, or its termination is binding on all Owners executing this agreement.

- E. Governing Law. Texas law governs the interpretation, validity, performance, and enforcement of this agreement.
- F. Severability. If a court finds any clause in this agreement invalid or unenforceable, the remainder of this agreement will not be affected, and all other provisions of this agreement will remain valid and enforceable.
- G. Context. When the context requires, singular nouns and pronouns include the plural.
- H. Notices. Notices between the parties must be in writing and are effective when sent to the receiving party's address, or e-mail address specified herein. All terms and conditions of this agreement are subject to change by Broker, with a 30-day notice to Owner.
- I. Foreclosure. In the event a notice of foreclosure is posted, Broker may freeze all Owner related funds and withhold disbursements.

21. INFORMATION:

- A. Service Animals. Owner understands that state and federal law govern "service animals" and "emotional support animals" a/k/a ESAs, and those animals are NOT legally considered pets, and therefore pet policies do not apply.
- B. Normal Wear and Tear. Owner understands that some "wear and tear" expenses will occur and that these costs cannot be charged to a Tenant and realizes Owner will incur these expenses. Upon renting, the law recognizes the property as a business and requires Owner to expect some expenses for cleaning and maintenance as "normal wear and tear" while operating a rental property.
- C. Fair Housing. Fair Housing laws require the Property to be shown and made available to all persons without regard to race, color, religion, national origin, sex, disability, or familial status. Local ordinances may provide for additional protected classes (for example, creed, status as a student, marital status, sexual orientation, or age). Owner acknowledges that liability for failure to comply with fair housing legal requirements also extends to Landlord. Owner agrees to comply with all Fair Housing legal requirements at all times. Owner shall not directly or indirectly cause Broker to violate any Fair Housing legal requirements. Owner shall not issue any directive to Broker, take any action, or exercise any discretion if the result would cause Broker to be liable for violation of any Fair Housing legal requirement. Owner agrees to not limit Broker's ability to comply with all Fair Housing legal requirements.
- D. Texas law. Texas law requires smoke and carbon monoxide detectors be installed in rental properties. These devices will be checked, and fresh batteries installed, or devices replaced, each time a new tenant occupies the property, at the Owner's expense.
- E. Advertising. Owner may review the information Broker submits to an MLS or other listing service.
- F. Valuables. Broker advises Owner to remove or secure jewelry, prescription drugs, and other valuables.
- G. Property Code. The Property Code requires certain types of locks or security devices on all exterior doors of residential rental properties and requires smoke detectors in certain locations. The Property Code requires the security devices to be rekeyed and the smoke detectors to be tested each time a new tenant occupies the Property.

H. **Broker cannot give legal advice. READ THIS AGREEMENT CAREFULLY. This Agreement has not been approved by the Texas Real Estate Commission. If you do not understand the effect of this Agreement, consult an attorney BEFORE signing.**

MONTE DAVIS PROPERTY MANAGEMENT SERVICE LLC

Monte Davis 523767
Broker's Printed Name License No.

By: _____
 Broker's Signature Date

Broker's Associate's Signature, as an authorized
Agent of Broker

Broker's Associate's Printed Name, if applicable

Owner's Printed Name

Owner's Signature Date

Owner's Printed Name

Owner's Signature Date