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MANAGEMENT AGREEMENT
NEW TENANT ONLY (NTO)

AGREEMENT made this _____ Day of _____, _____
between _____ Herein called OWNER and
SUNDANCE RENTAL MANAGEMENT, INC. hereinafter called AGENT.

WITNESSETH

In consideration of the mutual promises and covenants herein contained, Owner and Agent agree as follows:

ARTICLE I

Owner hereby employs Agent to Rent or lease the property known as:

upon the terms and conditions, hereinafter set forth, for the period of One Year or continuously until such time as this
agreement is terminated, by either party, as herein provided.
The effective date of this agreement is _____ , _____

ARTICLE II

- (a) RENTING OF PREMISES - Agent agrees to use its best efforts in securing tenants and keeping the premises rented.
(b) COLLECTION OF RENT - Agent agrees to use due diligence in collecting rents due and to deposit all monies collected for
Owner in a special bank account maintained by Agent and not intermingle such funds with those of Agent.
(c) LOSS OF FUNDS - Agent shall not be liable for loss of funds or personal property resulting from theft; bank failure; bank
closing or other causes beyond Agent's control.
(d) MONTHLY STATEMENT - Agent shall render to Owner a monthly statement of receipts and disbursements, emitting to
Owner any balance shown to be due Owner. The disbursements shall include the compensation of Agent on the basis
hereinafter provided.

ARTICLE III

- A REIMBURSEMENT OF AGENT - Owner shall reimburse Agent promptly for any monies which Agent may elect to
advance for the account of Owner. Nothing herein contained, however, shall be construed to obligate Agent to make
such advances.
B REPAIRS - Owner authorizes Agent to make or cause to be made such ordinary repairs to the premises as may be
advisable or necessary and to purchase such supplies as may be advisable or necessary. Agent shall not, except in
an emergency, make any major repairs without the consent of the Owner.
C LEASES - Owner authorizes Agent to negotiate and sign leases, for and on behalf of Owner, provided, however, that
such leases are for a period not exceeding One year(s).
D LEGAL PROCEEDINGS - Agent may, in the name of and at the expense of the Owner, institute any and all legal
actions or proceedings for the collection of rent or other income from the property or the ousting or dispossessing of
tenants or other persons therefrom and such expense may include the engaging of counsel for any such matter.
E All deposit monies will be sent to the owner to be held in a Florida bank on behalf of the tenant(s).

ARTICLE IV

RENTAL RATE It is agreed that the monthly rental rate shall be \$ _____ And that the Agent shall have
the authority to adjust this rate at his discretion, dependent upon economic conditions existing from time to time. In no
event, however, shall the rental rate be less than \$ _____ without the express approval of the Owner.

ARTICLE V

SAVE HARMLESS - Owner agrees to hold and save Agent free and Harmless from damages or injuries to person or property
by reason of any cause whatsoever, either in, and about the premises or elsewhere when Agent is carrying out the provisions of
this contract or acting under the express or implied directions of Owner.

ARTICLE VI

- AGENT COMPENSATION - Agent's compensation for securing a tenant for the premises shall be as follows:
- A 50% NEW TENANT FEE - FIRST FULL MONTH'S RENT ONLY, NO MANAGEMENT INVOLVED
 - B Agent will execute a renewal lease at lease expiration for owner for an advanced, flat, fee of \$50.00;
 - C Agent will execute a renewal lease, deliver and inspect property and report to owner for an advanced flat fee of \$150.00;
 - D Agent will notify tenant, inspect property, clear tenant, collect keys, execute claim on deposit (if necessary) on owner's behalf, for an advanced flat fee of \$250.00;
 - E All supervision of repairs or maintenance to the property on the owner's behalf will be 10% of the contract amount. These charges, as well as the money for the contract, must be in the agent's escrow account prior to work commencement;

ARTICLE VII

A TERMINATION OF AGREEMENT - This agreement may be canceled by either party giving written notice of cancellation in which event this agreement shall terminate thirty days after service of such notice. In the event the premises are occupied by a tenant procured by the Agent, and Owner desires to terminate this agreement, Owner agrees to pay Agent 50% of one month's rent as consideration for termination agreement prior to expiration date.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement and have affixed their seals hereunto the day and year first above written.

_____ WITNESS	_____ (LS) OWNER
_____ WITNESS	_____ (SSN)
_____ WITNESS	_____ (LS) OWNER
_____ WITNESS	_____ (SSN)
_____ WITNESS	_____ Sundance Rental Management, Inc.