



CONTRACT FOR MANAGEMENT OF SINGLE FAMILY HOUSE

This agreement dated _____, is made By and Between _____
name(s)
_____ whose address
is _____, ("Owner"),
your current address

AND Spudstaterentals.com, Inc., whose address is 5210 E. Cleveland Blvd, Suite 140 #151, Caldwell, ID. 83607, ("Agency.")

1. Agency. The Owner hereby employs the Agency to lease and manage the Owner's single-family residence ("Property") located and described as follows: (Single Family Residence (address):
_____.)

2. Duties of Agency. In order to properly manage and lease the property, the Agency shall have the following duties and responsibilities:

- A. Best Efforts. The Agency shall use its best efforts to attract and retain tenants for the property.
- B. Lease Negotiations. The Agency 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 Agency with authorization to lease under certain specified terms and conditions.
- C. Contractors. The Agency shall supervise, discharge, and pay all independent contractors who are reasonably required in the proper management and operation of the property. The Agency will withhold such amounts from the monthly rent necessary to pay such contractors and provide Owner with copies of such invoices.
- D. Supplies. The Agency shall purchase all necessary supplies for the proper management of the property.
- E. Repairs and Maintenance. The Agency shall 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. However, no expenses shall be incurred for such matters in excess of Two Hundred Fifty Dollars (\$250.00) for any single item without the express consent of the Owner, except where required during an emergency.
- F. Mortgages and Other Expenses. From the rents received the Agency shall pay all operating expenses and such other expenses as requested by the Owner.
- G. Miscellaneous. The Agency shall also perform all other necessary tasks and do all other things as required for the proper management, upkeep and operation of the property as customarily performed by a Managing Agent of this type of property. This includes handling of all inquiries and requests from the tenants.

H. Collection of Rents. The Agency shall collect the rents and other income from the property promptly when such amounts come due taking all necessary steps to collect same and performing all reasonable acts on behalf of the Owner for the protection of the Owner in collection of such amounts.

I. Financial Records. All monies collected by the Agency will be deposited into Spudstaterentals.com, Inc.'s bank account then paid to Owner minus any disbursements for repairs or alterations to property as necessary to properly perform this contract and payment of compensation as required by this contract. The Agency shall provide the Owner with a monthly statement accounting for all expenses and will open its records to the Owner upon request.

3. Compensation of Agency. The Owner shall pay the Agency as full compensation for the services of the Agency the sum of 8% of monthly rent, in no case less than Fifty Dollars (\$50.00) per month. This amount shall be payable to the Agency when such funds become available from the amounts collected by the Agency according to this contract.

4. Duties of the Owner. The Owner will provide all necessary documents and records and fully cooperate with the Agency in all matters with respect to this contract. The Owner will provide the Agency with evidence of insurance which evidence the Agency shall examine to determine the adequacy of coverage. If necessary, additional insurance or changes in insurance coverage may be made upon the approval of the Owner.

5. Indemnity. The Owner shall indemnify and hold the Agency and it's Agents completely harmless with respect to liability and damages, costs and expenses in connection with any damage or injury whatsoever to persons or property arising out of the use, management, operation, occupation, ownership, maintenance or control of the property or out of any matter or thing with respect to which it is elsewhere in this contract provided or agreed that the Agency shall not be under responsibility. However, the Owner will not indemnify the Agency against the willful misconduct of the Agency or it's Agents.

6. Term of Contract. This contract shall continue for a period of one year from the date hereof, and shall be automatically renewed from year to year unless terminated by either party upon written notice sent to the other party not less than fifteen (15) days before any expiration date.

7. Termination of Contract. This contract may be terminated at any time by the Owner upon giving the Agency thirty (30) days written notice in the event of a bona fide sale of the property, and without notice in the event the Agency fails to discharge the duties of the Agency faithfully in the manner herein provided.

8. Notices. All written notices to the Owner or to the Agency may be addressed and mailed, by United States registered mail, to the address above written.

9. Modification. This contract may not be modified, altered, or amended in any manner except by an agreement in writing executed by the parties hereto.

10. Who is Bound. This contract is binding upon the parties hereto, their representatives, successors and assigns.

By:

Owner

Owner

Date

SS#

SS#

Agent for Spudstaterentals.com, Inc.

Date