

Omega Management

PROPERTY MAINTENANCE AGREEMENT

This Agreement is made and entered into this ____ day of _____, 20____ between _____ (Owner) and _____ (Manager).

Owner employs the services of Manager to maintain following described property:
_____.

Responsibilities of Manager. Owner hereby appoints Manager as maintenance personnel with full authority to do any and all things necessary for the fulfillment of this Agreement, including the following:

A. Repair and service. Manager agrees to check all systems in unit on a regular basis or have maintenance issues reported to him by a third party. Manager agrees to service HVAC equipment bi-annually and change filters as needed as part of this agreement.

B. Maintenance and Labor. Manager agrees to maintain, and to repair the property. Manager agrees to purchase supplies as needed up to the maximum cost of \$150 in any 12 month period as part of this agreement. Manager agrees to seek approval of Owner for all expenditure in excess of \$150 except for emergency repairs in excess of the maximum, if it is the opinion of the Manager, such repairs are necessary to protect the Property from damage or to maintain services to the renter as called for in their conditions of rental.

C. Major items. This agreement does not cover repair or replacement to major equipment or appliances including but not limited to HVAC compressor, fan motor, control board, refrigerator compressor, dishwasher programmer and washer/dryer motors, pumps and programmers and hot water heater. These items will be repaired/replaced on a labor and material cost basis.

Liability of Manager. Owner hereby agrees to hold Manager harmless from, and to defend Manager against, any and all claims, charges, debts, demands and lawsuits.

Compensation of Manager. Owner agrees to compensate Manager as follows. Owner agrees to pay the Manager an amount equal to Six Hundred Dollars (\$600) for 12 month agreement.

Term of Agreement. This Agreement shall be effective as of the ____ day of _____, 20____ and shall expire on the ____ day of _____, 20____. Upon expiration of the above initial term, this Agreement shall automatically be renewed and extended for a like period of time unless terminated in writing by either party by providing written notice 30 days prior to the date for such renewal. This Agreement may also be terminated by mutual agreement of the parties at any time with 30 days written notice. Upon termination Owner shall pay to Manager any fees, commissions and expenses due Manager under terms of this Agreement, which are owing to Manager.

This document represents the entire Agreement between the parties hereto.

IN WITNESS WHEREOF, the parties hereto hereby execute this Agreement on the date first above written.

Owner

Manager

