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## PROPERTY MANAGEMENT EXPERTS <sup>SM</sup>

*"Property Management is Our Only Business"*

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### FEE RENTAL AGREEMENT

Owner, \_\_\_\_\_ ("Owner") and Property Management Experts (hereinafter "Agent"), a California Real Estate Broker, agree as follows:

1. Owner employs and grants Agent the exclusive right to rent the property known as \_\_\_\_\_, \_\_\_\_\_ described as \_\_\_\_\_ upon the terms hereinafter set forth, for a period commencing \_\_\_\_\_ until the subject property is rented or until fifteen (15) days written notice of termination is provided by either party.
2. The price and terms of the rents shall be as follows: \_\_\_\_\_
3. Agent shall:
  - a. Use diligence in the performance of this contract.
  - b. Render statement of receipts, expenses and charges and remit to owner receipts less disbursements.
  - c. Deposit all receipts, expenses and charges and remit to owner receipts less disbursements.
  - d. Special instructions: \_\_\_\_\_
4. The Owner shall grant Agent the following authority and powers and Owner shall pay the expenses in connection herewith:
  - a. To advertise the availability for rental of the herein described premises; to sign rental agreements for the premises or any part thereof; to collect rents or other charges and expenses due or to become due, and give receipts therefor.
5. The Owner shall:
  - a. In the event property expenses and commission due are in excess of any advance deposit made by owner and the rents collected by the Agent, the owner hereby agrees to pay such excess promptly upon demand of the Agent.
  - b. Deposit in Agent's Trust Account an advance deposit of Two Hundred Dollars (\$200.00).

