

ALL CITRUS RENTALS & SALES, LLC
UNDER BROKERAGE WITH
THE HOLLOWAY GROUP



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EXCLUSIVE RENTAL MANAGEMENT AGREEMENT

1. PARTIES: This agreement between, [REDACTED], the owner(s) or legally appointed representative of the premises, hereafter called LANDLORD and **ALL CITRUS RENTALS & SALES, LLC under the brokerage of HOLLOWAY GROUP** hereafter called the BROKER, whereby the LANDLORD appoints the BROKER, its agents, successors, and assigns EXCLUSIVE AGENT to rent, lease, operate, control and manage the following property. LANDLORD affirms that they are the exclusive owners of the premises, and all co-owners shall sign this agreement. The LANDLORD hereby states that the premises are not currently for sale and agrees to sign a Solvency Statement. NOTE: LANDLORD warrants that the unit to be managed is a legal rental unit, NO Homestead Exemption is being claimed and rental of the same will not be in violation of any rules, laws, or ordinances.

DECISIONS, DIRECTIVES: In the even there are multiple property owners (husband and wife, partners, etc.) BROKER must take directives from ALL OWNERS OR may deal only with [REDACTED] (Owner). If not designated, BROKER will need signatures and directives from ALL OWNERS.

UNIT WAS BUILT PRIOR TO 1978 [REDACTED] YES [REDACTED] NO

2. PROPERTY ADDRESS: [REDACTED], FL _____
Furnished [REDACTED] Unfurnished [REDACTED] BDRS [REDACTED] BATHS [REDACTED] GARAGE [REDACTED]
Unit# [REDACTED] Parking Space Number# [REDACTED] Dock# [REDACTED]

The property includes the entire premises in full UNLESS any areas such as shed(s), storage closet(s), garage, attics, crawl spaces, other storage areas, sheds, or rooms are specifically excluded by LANDLORD in writing.

EXCLUDED AMENITIES, PERSONAL PROPERTY OR PLACES/AREAS ON THE PREMISES: Any appliances or items including but not limited to a Jacuzzi, hot tub, extra refrigerator, cameras, microwave, garbage disposal, dishwasher, solar system, irrigation system, grill, pool pump or any other amenities or items that the LANDLORD does not wish to be responsible for maintaining must be disclosed to BROKER by LANDLORD in writing or LANDLORD understands by Florida law that the LANDLORD will be responsible for repair, maintenance or replacement or all these items. Any excluded areas must be disclosed as well or, by Florida law, TENANT may use them. This includes but is not limited to areas such as shed(s), storage closet(s), garage, attics, crawl spaces, dock, other storage areas, sheds, or rooms. Any personal property left on the premises is left at the LANDLORD's sole risk. LANDLORD must clearly state what areas of the premises are not to be used by the TENANT or what items on the premises are not to be used by the TENANTS and are not to be the responsibility of the LANDLORD. Unless some thing or some area is excluded in the lease, by law, the TENANT is able to use that thing or area and the LANDLORD is responsible for maintaining, repairing and or replacing.

3. TERM: It is mutually agreed by and between the parties that this Management Agreement shall be binding upon the parties' successors, entity changes, estate and assigns and shall remain in full force and effect until termination pursuant to the terms of this paragraph. If the premises are sold, OWNER agrees to notify Buyer of this Agreement prior to sale as Buyer will be bound to this agreement. The term shall begin on the [REDACTED] day of [REDACTED], 20[REDACTED] and will be in effect for the greater of one year or the lease duration and will automatically renew for successive year or lease duration period at the anniversary date so long as there has not been at least a [REDACTED] thirty (30) [REDACTED] (60) day written notice prior to the next term given by either party to terminate. Should a landlord request cancellation of this Management Agreement when a tenant is still in residence, the landlord must pay a fee to The Holloway Group equal to one month's rent. Only after this fee is paid will the terms of the Management Agreement be terminated. When the property is vacant, a (30) day written notice is required by either party to terminate this agreement.

TERMINATION BY LANDLORD: Termination is effective when physically received by BROKER BY CERTIFIED MAIL. In the event this agreement is terminated by LANDLORD, the BROKER shall continue to receive the rental commission set forth below as long as the TENANT(S) placed on the property by BROKER shall remain in the unit. In the event this agreement is terminated by LANDLORD, the BROKER's rights provided for in this agreement shall survive such termination. All monies expended by BROKER shall be paid to BROKER prior to this cancellation and BROKER is authorized to withhold any sums owed to BROKER from monies held prior to the final disbursement to LANDLORD. An additional cancellation fee of \$[REDACTED] will be charged to LANDLORD should LANDLORD terminate this agreement for any reason. In the event that BROKER has not procured a TENANT within [REDACTED] days of the property being fully available for rent, LANDLORD may terminate this Agreement with no penalty.

TERMINATION BY BROKER: BROKER reserves the right to terminate this agreement with 30 days written notice to LANDLORD at any time, or, immediately with written or verbal notice if in the opinion of BROKER or BROKER'S legal counsel, LANDLORD'S actions or inactions violate the terms of this management agreement or are illegal, improper, jeopardize the safety or welfare of any TENANT(S) or other persons, interfere with this management agreement, code violations occur on the property, a foreclosure action is filed against the LANDLORD, LANDLORD is delinquent in the payment of any taxes, fees, assessment, fees, bills, fines or any other financial obligations related to the premises or the BROKER or LANDLORD is unresponsive or uncommunicative. BROKER may at its option continue to hold LANDLORD liable for any commissions due, fees due or monies owed BROKER if the TENANT(S) remain in the property after such termination by BROKER. If termination occurs, LANDLORD shall immediately hire a Property Manager or provide BROKER with a Florida bank account for BROKER to transfer any deposits held on behalf of the TENANT.

DEPOSITS: According to Florida law, deposit money and advanced rent must be held in a Florida Banking institution. If LANDLORD is holding these funds, LANDLORD shall comply with Florida law as to the manner in which the funds are held and will comply with the law pertaining to the disposition of the deposits when the Tenant vacates holding BROKER harmless for LANDLORD's failing to comply with Florida law and indemnifying BROKER if TENANT institutes any litigation regarding the deposits against BROKER.

4. RENT AMOUNT: BROKER will use his/her best efforts to lease or rent with the following terms:

LAST MONTHS RENT: [REDACTED] MUST BE COLLECTED
[REDACTED] MAY BE COLLECTED AT BROKERS DISCRETION

SECURITY DEPOSIT REQUIRED IN THE AMOUNT OF \$[REDACTED] (Usually equal to one month's rent)

BASE RENT CHARGED SHALL BE NO LESS THAN \$[REDACTED] PER MONTH

Any deviation from these terms must be agreed upon by all parties in writing.

- LANDLORD agrees to hold BROKER harmless for any failure to secure TENANT (S) and/or failure to collect any rents or monies due from the TENANT(S) for any reason.

- LANDLORD agrees to hold BROKER harmless for any cancellation by the TENANT (S)
- LANDLORD understands and agrees to hold BROKER harmless for failure or refusal of tenants to pay rents or monies due from the TENANT (S) for any reason. LANDLORD agrees to hold BROKER harmless for any failure to secure TENANT(S) for the LANDLORD, any cancellation by the TENANT(S).

First rent (full month or pro-rata, depending on move-in date), Security Deposit, Last Month's Rent (if applicable) and Pet Fee (\$275.00 NON-REFUNDABLE, if applicable) shall be collected prior to occupancy. Security Deposit shall be equal to one month's rent, unless authorized by LANDLORD in writing otherwise.

Rental Rates will be the current market rate as determined by the BROKER with agreement of LANDLORD.

TERM OF LEASE: LANDLORD agrees that BROKER may enter into a lease at their discretion up to a maximum term of [REDACTED] MONTHS.

5. INSURANCE/FEES/TAXES/CHARGES: LANDLORD shall pay direct any condominium/hoa maintenance fees, taxes, insurance, mortgages, assessments and other charges. BROKER IS NOT RESPONSIBLE FOR PAYING THESE SUMS ON BEHALF OF LANDLORD UNLESS THERE IS A WRITTEN AGREEMENT TO THE CONTRARY. LANDLORD agrees that they shall maintain public liability insurance coverage on the property at all times in an amount not less than \$100,000.00 per person and \$300,000.00 per occurrence and shall furnish BROKER with proof of insurance and a copy of the declaration page. LANDLORD MUST NOTIFY THE INSURANCE COMPANY THAT THE PREMISES IS BEING USED AS A RENTAL. LANDLORD agrees to and does hereby indemnify and hold harmless BROKER, its employees, agents and assigns, from any and all claims, suits, damages costs, losses and expenses arising from the management of the property and from any injury to persons and/or property occurring on or about the premises unless due to BROKERS negligence. LANDLORD agrees to indemnify BROKER for any damages suffered as a result of any lapse in or failure by LANDLORD to maintain insurance coverage. If TENANT is required to purchase "Renters Insurance" LANDLORD agrees and understands that TENANT may discontinue coverage without notice to BROKER and "Renters Insurance" is primarily for the TENANT'S personal property NOT the premises or injury to persons on the property or damage to LANDLORDS property. If the LANDLORD requires the TENANT to purchase renter insurance, LANDLORD must direct BROKER in writing PRIOR to the lease signing and must specify what type of Renter's Insurance is required. LANDLORD agrees to hold BROKER harmless for any damages suffered as a result of any lapse in or failure by TENANT to maintain insurance coverage.

DOGS: LANDLORD affirms that dogs [REDACTED] ARE [REDACTED] ARE NOT covered by the LANDLORD'S liability insurance. LANDLORD is responsible for verifying this with their insurance agent. LANDLORD agrees and understands that Service Animals and/or Emotional Support Animals for persons with disabilities or medical needs are not considered pets and must be allowed. No pet fee, pet rent or pet deposit can be collected for a Service Animal or Emotional Support Animal. This is per Federal and State Law.

SMOKING: If LANDLORD designates the inside of the premises to be NO SMOKING, BROKER shall place a No Smoking clause in the lease if BROKER is having the lease prepared. LANDLORD understands and agrees to hold BROKER, its agents, employees and assigns harmless from any damages caused by the TENANT violating this clause.

SMOKING IS ALLOWED INSIDE [REDACTED] or IS NOT ALLOWED INSIDE [REDACTED]

6. UTILITIES: If allowed by law and unless otherwise agreed to by the parties, TENANT(S) are required to have telephone service, cable, electric service, water service and all other utilities in their own name. In any lease where the TENANT(S) shall have use of the LANDLORD's utilities and be responsible for all or part of the bill(s), LANDLORD shall pay the entire bill in a timely manner and forward copies to this office for reimbursement. Under no circumstances shall LANDLORD cause the termination of these services and LANDLORD agrees to indemnify BROKER for any damages or litigation fees/cost incurred by BROKER if LANDLORD improperly terminates a utility service. Florida law specifically prohibits the direct or indirect

termination of utilities and utilities are defined broadly. BROKER will deduct bills to the extent of funds available and LANDLORD agrees that BROKER shall be in no way responsible for nonpayment of or theft of any utility service by TENANT(S). LANDLORD may be required to have water and electric service turned on if the premises are not occupied AND LANDLORD grants BROKER the authority to have such services turned on. This is to allow for proper showings, maintain the property and protect the pool if applicable. LANDLORD has agreed that it has disclosed in writing any issues regarding utilities including water quality problems. LANDLORD affirms that the water is safe, usable and drinkable and unless otherwise agreed to in the lease agreement, LANDLORD shall provide and pay for any water treatment system that may be necessary. LANDLORD affirms that if there is a septic system, LANDLORD shall be fully responsible for the proper operation and usability of the septic system and has disclosed to BROKER any prior septic system failures or problems.

7. FUNDS: Any monies collected or received by BROKER will be held in BROKER's bank account(s) and interest, if any earned, and permitted by law to be retained by BROKER, shall be paid to BROKER for administrative services and partial escrow agent's fee.

8. ATTORNEYS FEES - LEASE DRAFTING: In the State of Florida, a BROKER is not allowed, by law, to draft a lease, therefore, there will be a charge to the LANDLORD of \$45.00 for attorney's fees for preparation of the lease for leases over six months and \$30.00 for leases under six months. The law firm preparing the lease deals primarily in Landlord/Tenant Law and will be Law Offices of Heist, Weisse & Lucrezi, P.A., P.O. Box 2514 Ft. Myers Beach, FL 33932, 1-800-253-8428. The charges to cover these attorney's fee(s) will be collected from the first monies received. The attorney will be available to you and us at no charge for phone consultations in the event of any disputes with the TENANT(S) or related issues.

9.CONDOMINIUM/HOMEOWNERS ASSOCIATIONS: In "association" governed unit, the lease shall be subject to the Declaration pertaining thereto and the rules and regulations of the Association and Board of Directors thereunder and, further, the LANDLORD shall be responsible for providing BROKER with all current rules and regulations, and for payment of any recreation fees, liens, deposits, and/or other fees, fines levied by the association, or assessments and LANDLORD agrees to indemnify BROKER for payment of same. In the event the TENANT(S) fail to comply with the rules and regulations and the association or board levies fines or assessments against the LANDLORD, LANDLORD agrees that BROKER is in no way liable for the payment of any fees, fines, or assessments imposed by the HOA or Condo Association. BROKER will make its best efforts to legally force TENANT to comply with the Rules and Regulations. If a Condo Association or HOA requires approval of the TENANT and this approval is not granted or is delayed by the Association, BROKER shall not place the TENANT in the property. In the event LANDLORD receives any correspondence from an association regarding any problems with the TENANT or Rule or Regulation change, LANDLORD shall immediately forward such correspondence to BROKER and confirm receipt by BROKER.

10. FURNISHINGS/WARRANTIES: The LANDLORD shall deliver a copy of the furnishings inventory to BROKER. It is LANDLORD's responsibility to keep the inventory current. LANDLORD is also to deliver copies to BROKER of any Service Contracts or Warranties that exist, if any. If no Warranties or Service Contracts are received at the time this agreement is executed, BROKER shall assume none exist. LANDLORD will provide two full sets of keys, plus 1 mail key, and Garage Door Opener(s) if applicable to the BROKER. In unfurnished units, LANDLORD will provide basic window treatments and their hardware or authorize BROKER to purchase and install same. Screens on all windows are required by Florida law and all windows must be operational. If TENANT demands screens or window repairs, LANDLORD agrees that BROKER is authorized to purchase screens and/or make window repairs or replacements at LANDLORD'S expense. LANDLORD understands that it is not advisable to leave any personal property on the premises and LANDLORD shall hold BROKER harmless for any loss or use of that personal property for any reason.

LANDSCAPING: Even if TENANT is responsible in the lease agreement for landscaping, LANDLORD understands and agrees that drought, pests and TENANT neglect is common and it is extremely difficult to expect the TENANT to maintain the landscaping as would the LANDLORD. LANDLORD is urged to have professional lawn/landscaping service and holds BROKER harmless for the TENANT'S failure to properly maintain the landscaping.

REKEYING: BROKER is given the authority to Re-Key the outside access doors at the discretion of BROKER at LANDLORD' expense. BROKER will not provide LANDLORD with keys to the premises while the premises are occupied due to liability to the LANDLORD and the BROKER.

INSTALLATION OF KEY BOX/LOCK BOX AND SELF SHOWING SYSTEMS : BROKER, AGENTS, EMPLOYEES and ASSIGNS may utilize a Key Box/Self Showing product or system for the convenience and use of any BROKER, AGENTS, EMPLOYEES and ASSIGNS and prospective TENANTS to show and/or grant access of the property to prospective TENANTS, purchasers, inspectors, contractors, exterminators, appraisers or other necessary parties. LANDLORD agrees for himself, his heirs and assigns to hold harmless BROKER, AGENTS, EMPLOYEES and ASSIGNS, vendors, cooperating brokers and other agents for any and all claims, loss or liability arising from the use of said Key Box/Self Showing product or system. BROKER, AGENTS, EMPLOYEES and ASSIGNS may use an automated or electronic lockbox system, self-showing or other key system and physically give keys to allow prospective unaccompanied prospects to access the property for self-showings. LANDLORD shall hold BROKER, AGENTS, EMPLOYEES and ASSIGNS harmless for claims, damages, vandalism or theft arising by access and/or misuse of the key, self-showing system, failure of the prospect to relock the premises, copying of key(s) and/or by breaking and entering.

VACANT UNITS: Vacant units are increasingly subject to vandalism, squatters, theft and damage and loss to air conditioning compressors. BROKER shall check and/or show vacant units at least [REDACTED] times per month. If more frequent checking is requested, this must be negotiated separately between BROKER and LANDLORD and there may be additional charges. Under no circumstances will BROKER be held liable for any loss or damage to the vacant premises. LANDLORD is aware that often homeowner's insurance may not cover vacant properties and should consult their insurance agent.

INTERNATIONAL LONG DISTANCE PHONE AND CERTIFIED MAIL: LANDLORD shall not be charged for interstate or intrastate long distance calls, only international calls. If any mail is necessary to send certified to the TENANT, LANDLORD shall be charged for same.

11. LEASING and MANAGEMENT: BROKER is given the Exclusive Right to screen and approve or disapprove prospective TENANT (S), to deliver, on LANDLORD's behalf, any default notices to TENANT (S) as may be necessary. Any legal notices or institution of eviction or damage proceedings against TENANT (S), through the courts, must be taken by the LANDLORD individually or, with the permission of LANDLORD, BROKER shall be authorized to start formal eviction process. Costs and/or Attorneys Fees to evict TENANT (S) or otherwise will be paid by LANDLORD in advance and LANDLORD agrees to hold BROKER harmless for same. In the event TENANT (S) vacate voluntarily or involuntarily owing rent monies due under the terms of the lease or any renewals, and, if these monies are collected in whole or part in the future, LANDLORD agrees that BROKER is entitled to a commission on any monies received in the percentage as set forth below and agrees to remit same to BROKER.

- LANDLORD warrants that the unit to be managed is a legal rental unit and rental of same will not be in violation of any rules, laws, or ordinances. Due to laws, which may affect disclosure of private and credit information.
- CREDIT REPORTS: Due to laws which affect disclosure of private and credit information, LANDLORD shall not be provided with the TENANT'S credit report and/or application unless specifically authorized in writing by the TENANT(S) and the provider of the credit report.

[REDACTED] BROKER or BROKERS AGENT IS GIVEN THE AUTHORITY TO SIGN ALL LEASE(S) and a Specific Power of Attorney is attached. OR

[REDACTED] LANDLORD SHALL PROMPTLY SIGN ALL LEASE(S)

12. TENANT'S SECURITY DEPOSIT, DAMAGES, IDENTITY THEFT or MISSING ITEMS: BROKER is not responsible for damages to the premises under any circumstance or for items missing, switched out, lost or damaged under any circumstances, including but not limited to, theft, vandalism or negligence of TENANT(S) or their guests. In the event TENANT(S) damage the premises or owe any monies to the LANDLORD, BROKER is

given the EXCLUSIVE authority to determine in its professional judgment the amounts due, charge the TENANT(S) accordingly as per Florida Statutes 83.49 and/or settle with the TENANT(S). BROKER is given the power to make claims upon the security deposit on behalf of LANDLORD and BROKER shall not be held liable for any failure to make claim(s) on any damages which were not readily apparent to BROKER. LANDLORD understand and agrees that the Security Deposit belongs in full to the TENANT(S) unless a claim is made upon the Security Deposit AND BROKER is hereby granted to the sole authority to make claims as BROKER deems appropriate. LANDLORD shall not interfere with this process and shall accept BROKERS claim if any on the Security Deposit. BROKER is not responsible for identity theft or fraud by any TENANT and cannot guarantee the TENANT(S) will pay rent or money owed.

LANDLORD HELD DEPOSIT: If LANDLORD is holding the deposit, BROKER shall have no responsibility for making any claims on the deposits and LANDLORD shall be responsible for complying with Florida Statutes 83.49, the procedures, forms and time limits imposed. BROKER shall provide LANDLORD with a copy of Florida Statutes 83.49 upon request or LANDLORD may obtain a full copy of the Landlord/Tenant law for free by going to www.evict.com If the disposition and/or disbursement of a LANDLORD held deposit results in litigation against BROKER, LANDLORD agrees to be liable for all attorney's fees, judgments and costs of any litigation that BROKER may incur. LANDLORD understands that deposits belong to the TENANT until such proper legal procedures are followed.

POOLS: LANDLORD shall maintain a professional licensed bonded pool service on the pool (if one exists) at LANDLORD'S expense. If the property is vacant or the lease requires the TENANT to maintain this service and the TENANT fails to do so, TENANT shall be in breach of the lease agreement and BROKER may hire a pool service or pool service at LANDLORD'S choosing to avoid damage to the pool. Fair Housing laws prohibit us from requiring a TENANT to sign any type of liability waiver or deny families with children the chance to rent due to the pool. If you have a pool, we recommend that you raise your insurance coverage as the cost to raise it is minimal.

13. HURRICANES, TROPICAL STORMS, FREEZES, ACTS OF GOD: BROKER shall not be responsible to take any precautionary measures to avoid any damages from any acts of God including but not limited to floods, fires, tropical storms, hurricanes, tornados, sinkholes, unless agreed to in writing between BROKER and LANDLORD regardless of the presence of hurricane shutters or similar devices on the premises.

14. BROKER'S AUTHORITY: BROKER is granted by the LANDLORD the right to manage the property as the BROKER deems necessary, to conduct a background check on the TENANT(S), to screen and approve or disapprove prospective TENANT(S), to collect all rental and other funds that may be due to LANDLORD, to cooperate with other BROKER'S or assign or sell the management account as BROKER may see fit, to require releases from all parties in the event of a controversy before disbursing funds and to do all those things BROKER deems necessary for the efficient management of the property with the exception of authority or responsibilities expressly retained by LANDLORD in writing. If an applicant does not meet BROKER's rental criteria and BROKER feels that LANDLORD may wish to override BROKER'S judgment, LANDLORD may be given the opportunity to approve applicant based upon the information that BROKER supplies LANDLORD. BROKER is given the Exclusive Right to deliver, on LANDLORD's behalf, any default notices to TENANT(S) as may be necessary. In order to minimize legal disputes and liability to both the LANDLORD and the BROKER, BROKER retains the SOLE AND EXCLUSIVE RIGHT to refund ANY deposits in full or part to an applicant or TENANT who has or has not signed a lease agreement upon the advice of BROKER'S legal counsel and LANDLORD agrees to hold BROKER harmless for same. THIS IS TO AVOID LITIGATION FOR THE LANDLORD AND THE BROKER.

ADVERTISING: BROKER uses many methods to advertise the property for rent and LANDLORD gives BROKER the authority to use all legal means of advertising at the choosing of BROKER at BROKER'S expense. In the event special advertising is desired by LANDLORD or necessary in the opinion of BROKER, LANDLORD may be presented with additional forms and means of advertising and if LANDLORD chooses, these methods can be used at LANDLORD'S expense. BROKER is not under any obligation to advertise the specific property being managed but may choose to do so.

15. REPAIRS: BROKER is given the right to spend in the amount not to exceed \$250.00 in any one month during this agreement to purchase items, cleaning, make repairs, and pay for same out of LANDLORD's funds, and, if inadequate, LANDLORD shall be billed for the difference. After the TENANT vacates and funds are available for use from the TENANT'S security deposit, BROKER is given the right to spend up to the full amount of the monies claimed from the TENANT'S security deposit PLUS the aforementioned amount to purchase items, for cleaning, to make repairs, pay for repairs, and, if inadequate, LANDLORD shall be billed for the difference. In case of emergency, i.e. air conditioning, heat, refrigerator, range or plumbing or any other repair the BROKER deems an emergency and or necessary in BROKER's sole judgment for the safety of the TENANT (S) or the welfare of the property, BROKER has authority to institute repairs, even if over the aforementioned limit and LANDLORD agrees to be responsible for the sums expended. In the event repairs are made, BROKER shall withhold the amount disbursed from the next ensuing rent payment or from any rents received but not yet forwarded to LANDLORD. BROKER will arrange for all repairs, inspections, maintenance and cleanings, unless LANDLORD has notified BROKER in writing prior to the commencement of repairs to use someone else that LANDLORD has selected, and LANDLORD makes arrangements with third party direct. LANDLORD agrees that they shall pay third party direct and shall indemnify and hold BROKER harmless for payment of same. BROKER uses only licensed and insured vendors for maintenance and repairs to rental properties. In some instances, a licensed and insured vendor may also be related to an agent or staff member of ALL CITRUS RENTALS AND SALES LLC AND THE HOLLOWAY GROUP. Landlord hereby consents to their use at the discretion of the BROKER.

WARRANTIES AND HOME WARRANTIES: LANDLORD shall notify BROKER in writing if there is any kind of home warranty/service contract in force and also if any items in or on the premises is covered by any warranty/service contract with warranty/service contract information and expiration date. LANDLORD is advised that home warranties specifically and warranties/service contracts in general can cause serious legal problems when they need to be used. LANDLORD agrees that in the event that a warranty/service contract or home warranty causes a delay or cannot repair or replace promptly, LANDLORD gives the BROKER the right to get the repair or replacement completed as per the REPAIRS and EMERGENCIES paragraph contained in this agreement. BROKER does not recommend that LANDLORD relies in any way on a home warranty.

TENANT COMPENSATION: BROKER is given the authority to use LANDLORD'S funds to pay for up to 3 night's hotel for a TENANT and/or abate a TENANT'S rent for up to one week, without LANDLORD'S permission, if in the opinion of BROKER the TENANT has suffered or will suffer an inconvenience or diminishment in value of the premises to due to some unforeseen problem including but not limited to tenting of the premises for termites. This is to help reduce the chance of litigation against the LANDLORD and encourage TENANT cooperation.

16. MANAGEMENT FEES, OTHER FEES AND COMMISSION: BROKER shall be entitled to a rental commission from all rent monies collected from the tenant and shall retain any charges deemed "additional rent" or fees in the lease agreement, including any late fees collected. BROKER shall be entitled to a commission from the rent monies collected from the TENANT, or retained from the security deposit or last month's rent, if owed by the TENANT upon vacating, and shall retain any charges deemed "additional rent" or fees in the lease agreement including but not limited to renewal fees, month to month fees, application fees, a/c filter charge fees, fees collected per a Resident Benefit Package, and pet fees. All Late charges or fees owed by any TENANT(S) shall be collected at the sole discretion of the BROKER and BROKER shall retain any such charges, fees, aforementioned charges and late fees even though they may be defined as "additional rent" in the lease agreement which allows these sums to be placed on a Three Day Notice or other Notice to Pay Rent as given by law. BROKER may have a business relationship, ownership interest or other financial affiliation with vendors and suppliers of services or products to the TENANT and/or LANDLORD and may receive additional financial or other benefits from that relationship, ownership or affiliation. All fees or commissions are due to the BROKER whether BROKER procures TENANT or LANDLORD procures tenant unless otherwise agreed to in writing. If there are accumulated late charges at the end of the tenancy, BROKER may at its discretion retain these funds from the security deposit, first applying security deposit funds to damages or amounts due the LANDLORD and then applying accumulated late charges to the deposit and retaining same.

FOR SECURING A LONG TERM TENANT (S) (lease term of 6 months or longer) BROKER's commission shall be 50% of one month's rent, paid to BROKER as a Finder's Fee when received from the TENANT(S).

LANDLORD agrees that BROKER will charge an additional fee of half of one month's rent if the current lease is renewed provided the current tenants agree to the lease renewal and sign another year's lease.

FOR A SEASONAL OR SHORT TERM LEASE(S) (lease term less than 6 months) BROKER's commission is 12 % of the gross monthly rent. BROKER will, on behalf of LANDLORD, collect and pay applicable Florida state and local taxes from funds received from TENANT(S), preparation of Federal Form #1099.

LEASE ONLY/FINDERS FEE: Owners wishing to manage the property themselves, are charged a one-time fee equal to one month's rent for services to include advertising, marketing property, screening and qualifying tenants with background checks, criminal and credit history, preparing leases and doing initial move in walk through and turning over keys to tenants. Once a tenant is in place all tenants information such as contact information, email addresses, phone numbers and emergency contact information will be provided to LANDLORD for future contact to tenant directly. Tenants are to contact LANDLORD directly for any items involving maintenance, payment of rent, lease renewals, etc.

17. MANAGEMENT COMMISSION (Long Term Leases): BROKER shall be entitled to a management fee of 10 % of the monthly rent and shall be paid MONTHLY from rent collected. THIS IS A MANDATORY FEE which covers a wide variety of services such as, fully computerized accounting system, arranging for repairs, inspections, collection payment, legal forms sent when necessary, disbursement of monthly rental proceeds, etc..

MANAGEMENT COMMISSION IN THE EVENT OF LANDLORD DEFAULT: Unless otherwise agreed to in writing between LANDLORD and BROKER, in the event LANDLORD is in default in the payment of any mortgage, vendor bill, fee, taxes, assessments, insurance payment(s), HOA or CONDO Fees, dues or any other amount(s) due to a third party related to the premises or if the TENANT is served with a Notice of Lis Pendens or any demand are made by a mortgage holder, servicer, HOA or Condo Association, AND the BROKER is continuing to manage the property the management commission shall immediately change to a commission of 15 % of rents or money paid by the TENANT or any party each month or in the event of a full or partial buy out of the lease by the TENANT, PLUS LANDLORD shall owe any additional fees as outlined in FORECLOSURE PROCEEDINGS, ASSIGNMENT OF RENTS paragraph below.

MONTH TO MONTH or LEASE EXTENSION FEE: In the event TENANT is permitted to remain as a month to month tenant or the lease is extended for a period after the expiration of a lease, BROKER may charge the TENANT a month to month or lease extension fee each month and retain said fee.

VACANCIES, EXTENSIONS AND RENEWALS: LANDLORD agrees to pay BROKER according to the above schedule if the property is vacant and during the TENANT(S) occupancy together with any renewals or extensions thereof or for any new lease or rental between the parties.

18. PROCEEDS: BROKER shall send LANDLORD the proceeds collected from the rental of the property minus the rental commission, fees and any costs and expenses provided for in this agreement when monies have cleared the BROKER's bank (usually 10 business days for local checks and 2 to 4 weeks, depending on locale, for out of state checks). If BROKER does disburse money to LANDLORD before funds have cleared and/or if the funds paid to BROKER come back NSF, stop payment, ACH reversed, there is a credit card chargeback or funds are otherwise not available and BROKER has already disbursed funds to LANDLORD, LANDLORD agrees to immediately refund that amount paid to them to BROKER. All further rent money received if any will be held by BROKER to replenish this if LANDLORD does not comply and if no funds are received LANDLORD will be liable to pay the money owed to BROKER immediately. BROKER may send LANDLORD proceeds by check, direct deposit or ACH and also may send all statements by email to LANDLORD. LANDLORD shall provide BROKER with all necessary information for ACH deposits. If BROKER has sent proceeds to LANDLORD and the TENANT'S payment is not honored, LANDLORD shall immediately refund such payment to BROKER upon demand. Any monies collected or received by BROKER will be held in BROKER's bank account(s) and interest, if any earned, and permitted by law to be retained by BROKER, shall be paid to BROKER for administrative

services. Proceeds shall be made payable to the entity that owns the premises. Any deviation from this must be from the direction of a Certified Public Accountant. If the premises are owned by a husband and wife and one spouse dies during the term of this agreement, extensions or any renewals LANDLORD directs BROKER to remit proceeds to the surviving spouse. In the event a prospective Tenant places a good faith or holding deposit with BROKER and fails to take possession, said deposit shall be retained by BROKER. In the event TENANT(S) vacate voluntarily or involuntarily owing rent monies due under the terms of the lease or any renewals, and, if these monies are collected in whole or part in the future, LANDLORD agrees that BROKER is entitled to a commission on any monies received in the percentage as set forth below and agrees to remit same to BROKER.

19. NOTICES: Whenever any notice is required in this agreement or desire to communicate formally or legally by LANDLORD to BROKER, notice must be in writing and mailed certified return receipt requested to BROKERS address, and deemed delivered upon actual physical receipt thereof, not date of mailing. In certain instances, BROKER may request communication by email, mail or fax and if so, such communication shall be binding and legally sufficient if receipt by BROKER is acknowledged in writing or my email. If communication is by email, it will not be valid unless BROKER has responded by email affirming that the communication was received.

THE HOLLOWAY GROUP PA/REALTOR AND CONSULTANTS

204 W Main Street
Inverness, FL 34450

20. ENVIRONMENTAL HAZARDS/MOLD/BEDBUGS: TENANT(S) are increasingly suing property OWNERS and BROKERS for environmental hazards including but not limited to mold, defective drywall, mildew, smoke odors, allergens and other hazards which may be present on the premises. OWNER affirms no such hazards are known by OWNER to be present on the premises at this time. OWNER agrees to indemnify BROKER in the event BROKER is sued by TENANT for any injuries suffered on the premises unless such injuries were due to BROKER' actions. In the event a TENANT complains of a pest issue, water quality issues, mold, bedbugs or any other environmental issue, LANDLORD agrees to pay for an inspection by a certified inspector to help defend LANDLORD and BROKER from claims made by the TENANT. Such inspection will not be performed unless the LANDLORD is notified first and authorizes the inspection.

PRE-1978 PROPERTIES: Federal EPA rules require BROKER to provide the TENANT with a Lead Based Paint Disclosure and a booklet PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME. New laws beginning in 2011 require almost all workers on pre 1978 home to be certified under the Renovation Repair and Paint Rules. (RRP) Please do not use any friends, vendors, handymen ask us to use any persons that are not certified to make repairs on your home. LANDLORD grants BROKER permission to sign the Lead Based Paint Disclosure as agent for LANDLORD.

21. LANDLORD CONTACT WITH TENANT(S): LANDLORD agrees and understands that if LANDLORD or anyone connected to the LANDLORD has any contact with the TENANT(S) in person, by mail, email, phone, text, by property visits or otherwise, in the event of a legal dispute which results in litigation, the chances become extremely high that the LANDLORD will have to testify in person in court. BROKER requires that all contact with TENANT(S) be made by and through BROKER. LANDLORD agrees that contact with the TENANT(S) during the tenancy by LANDLORD or anyone connected to the LANDLORD may be grounds for BROKER terminating this agreement and continuing to hold LANDLORD liable for all commissions due.

22. COMMISSION and OTHER LEGAL DISPUTES: In the event of any litigation between the LANDLORD and BROKER, the prevailing party shall be entitled to an award of all attorney's fees and costs and venue for all litigations shall be in Citrus County where the BROKER's office is located. Both LANDLORD and BROKER waive any rights that they may have to a jury trial.

COLLECTIONS and SMALL CLAIMS COURT CASES: BROKER is not an attorney or licensed debt collector and shall not engage in any collection activity including but not limited to Small Claims Court cases or placing the account with a collection agency for LANDLORD, for monies that may be owed by TENANT after

TENANT vacates or for prosecuting checks or money orders from TENANT that may be returned NSF, Closed Account or Stop Payment. LANDLORD may hire a collection agency or attorney of their choosing. Any institution of eviction or damage proceedings against TENANT(S), through the courts or otherwise, must be taken by the LANDLORD individually or, with the permission of LANDLORD, BROKER shall hire an eviction attorney to perform the eviction. Costs and Attorney's Fees to evict TENANT(S) or otherwise will be paid by LANDLORD in advance and when due and LANDLORD agrees to hold BROKER harmless for same.

FORECLOSURE PROCEEDINGS, ASSIGNMENT OF RENTS: In the event the property becomes subject to liens and/or foreclosure proceedings and/or a condominium or homeowner's association or mortgagee exercises any right to an assignment of rent they may have or a receiver is appointed, LANDLORD agrees that BROKER shall comply with any court order and/or at BROKERS discretion disburse rent monies to the requesting party based on advice of BROKER'S legal counsel. If any of the aforementioned occurs, LANDLORD gives BROKER the full right and authority to disburse the security deposit or advance rent held by BROKER to any party including the TENANT even if the TENANT is still residing on the premises or owes rent. If BROKER continues to manage the property and the property becomes subject to liens and/or foreclosure proceedings and/or a condominium or homeowner's association or mortgagee exercises any right to an assignment of rent they may have or a receiver is appointed LANDLORD agrees to pay an additional fee to BROKER each month of \$ \$200 per month.

FACSIMILE SIGNATURES: THE PARTIES AGREE THAT THIS AGREEMENT MAY BE EXECUTED BY FACSIMILE OR SCANNED DOCUMENT TO EMAIL AND SUCH SHALL BE BINDING AS IF ORIGINALS. ALONG WITH THIS DOCUMENT WE NEED YOU TO PROVIDE US WITH PROOF THAT YOUR PROPERTY HAS HOMEOWNERS INSURANCE AND THAT PAYMENT IS UP TO DATE.

23. ADDITIONAL CLAUSES: Should TENANT and LANDLORD agree to execute a contract to purchase property, LANDLORD agrees to pay a commission of 5% of the purchase price, less any Finder's Fee previously paid. Should TENANT take out a Lease with an Option to purchase property, BROKER shall receive 25% of any option fees received. This amount, along with any previously paid Finder's Fee, shall be deducted from the final sale commission.

24. LANDLORD'S RESPONSIBILITIES (VACANT UNITS): When a Property is vacant, LANDLORD agrees to have a lawn care company in place to maintain the lawn, shrubs, weeds and irrigation as necessary. LANDLORD may choose a company for such, or LANDLORD can enlist the assistance of BROKER to assign a company. LANDLORD shall be responsible for all bills for such, which shall be paid directly to the company/vendor. As BROKER inspects vacant units, if there is a need for cleaning or repairs to uphold the rental standards expected and set forth by BROKER, BROKER shall order vendors to correct such at LANDLORD'S expense. Bills will be forwarded and paid by LANDLORD in a timely manner.

*****IMPORTANT FAIR HOUSING NOTICE*****

IN COMPLIANCE WITH THE FEDERAL FAIR HOUSING LAWS AND ANY STATE OR LOCAL LAWS OR ORDINANCES, please do not ask or expect us to place any restrictions on your property based on a prospective TENANT'S or occupant's race, color, religion, handicap, sex, national origin, familial status, sexual orientation, service member status or any other Federal, State or local protected status. FEDERAL, STATE AND/OR LOCAL LAWS prohibit us from placing any such restrictions on the properties we handle for rent or illegally discriminating in any way. BROKER and LANDLORD are not allowed to prevent TENANT(S) to have Service Animal(s), Emotional Support Animal(s) or any animal deemed needed for a TENANT(S) disability. BROKER and LANDLORD will not be permitted by law to collect any PET FEE, PET RENT, or PET DEPOSIT for any animal(s) deemed medically necessary.

EXECUTED this [REDACTED] day of [REDACTED], 20[REDACTED]

[REDACTED]
LANDLORD

[REDACTED]
LANDLORD

[REDACTED]
BROKER OR AGENT OF BROKER

Landlord Mailing Address: [REDACTED]
[REDACTED]

Social Security Number [REDACTED]
(required for disbursement of funds)

Telephone: [REDACTED]

E-Mail Address [REDACTED]

PLEASE ATTACH A VOIDED CHECK HERE SO THAT YOUR RENTAL PROCEEDS CAN BE DEPOSITED VIA ACH INTO YOUR BANK ACCOUNT