

BLUE COAST PROPERTY MANAGEMENT, INC.

DON LAMONTAGNE (Broker-in-Charge)

PO BOX 31178

MYRTLE BEACH, SC 29588

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bluecoastadmin@sc.rr.com

MANAGEMENT AGREEMENT

Name: _____ SS#: _____
Address: _____ Home #: _____

Work#: _____
City, State, Zip: _____ Cell#: _____
E-mail: _____ Alt. #: _____

In consideration of the covenants herein contained, _____ (hereinafter called OWNER) and **BLUE COAST PROPERTY MANAGEMENT, INC.** (hereinafter called AGENT) agree as follows:

OWNER hereby appoints, employs and designates the AGENT exclusively to rent and manage the following property (hereinafter referred to as PROPERTY): _____

Asking Rent: \$ _____ Lease Term/Length: ___ 6 month ___ 12 months ___ 18 months
#Bedrooms: ___ # Baths: ___ Garage Capacity: ___ Type/Description of Property: _____
Special Features: _____ Rent Negotiable? ___ By how much? _____

Pets Allowed? ___ Terms: _____ Dep.?\$ _____

This agreement shall be effective beginning on ___ day of _____. This agreement may not be terminated by the OWNER or AGENT prior to the successful lease of the PROPERTY with out thirty (30) day written notification, a two hundred (\$200.00) dollars cancellation fee and payment from the OWNER for all monies paid by the AGENT accompanied by a receipt in attempts of lease the PROPERTY.

AGENT agrees to exert his/her best efforts to have the PROPERTY successfully rented in a timely manner, but AGENT in no way guarantees the collection of rents due nor does it accept responsibility for such uncollected rents due.

- AGENT will:
- accept calls from prospective renters from ad placed
 - show the PROPERTY to prospective renters
 - perform a credit check on prospective renters
 - collect & deposit into an escrow account security deposit and monthly rental payments from tenant
 - execute a lease agreement
 - perform inspections and maintenance of the property

In consideration of the covenants herein contained, OWNER shall pay AGENT the sum of 7.5 % of the monthly rent (\$ _____), in addition to the cost of advertising and start-up lease fee of \$150.00, which will be deducted from first months rent. Monthly management fee in the amount of 7.5% of monthly rent amount (\$ _____ x 7.5%) will be taken out of rent payment by tenant each month; the remaining will be forwarded to OWNER once tenant funds have cleared the bank.

OWNER:

AGENT:

SIGN: _____

PRINT: _____

Don Lamontagne
BLUE COAST PROPERTY MANAGEMENT, INC.

DATE: _____