



# PROPERTY MANAGEMENT OF THE LAKE SHORE, Inc.

101 W. Loomis Street\* Suite 201 \* Ludington, MI 49431  
231-845-8544

[manager@pmlakeshore.com](mailto:manager@pmlakeshore.com)

*Offering Rental and Home Management*

## PROPERTY MANAGEMENT AGREEMENT – RESIDENTIAL PROPERTIES

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ between \_\_\_\_\_ hereby known as the “Owner(s)” whose home address is \_\_\_\_\_ and Property Management of the Lakeshore, Inc. whose business address is 101 W. Loomis St. Suite 201 Ludington, MI 49431 hereby known as the “Manager”. Owner hereby employs Manager to manage, operate, control, rent and lease Owner’s property located at: \_\_\_\_\_; \_\_\_\_\_; \_\_\_\_\_; \_\_\_\_\_;

### Property Manager Objectives

1. To provide guidance to the Owner by analyzing the rental market so as to establish rents that are most profitable to the Owner while keeping vacancies to a minimum.
2. To protect the value of the Owner’s property by assuring that the property’s physical condition is watched and properly maintained.
3. To advise the Owner regarding procedures, laws and ordinances for rental properties and leases so as to protect the Owner from litigation and insure the civil rights of the Tenant.

### Responsibilities of Manager

The Owner hereby appoints Manager as his lawful agent and attorney-in-fact with full authority to do any and all lawful things necessary for the fulfillment of the Agreement, including but not limited to the following:

1. To collect all rents due and as they become due, giving receipts therefore; to render to the Owner a monthly, or for the contracted rental period if less than one month, accounting of rents received and expenses paid out; and to remit to the Owner all income, less any sums paid out.
2. To make or cause to be made all cleaning, decorating, maintenance, alterations and repairs to said property and to hire and supervise all employees and other labor for the accomplishment of same.
3. To market the property through advertising, mail, and displaying of signs thereon; to schedule rental time and advise Owner of such schedule; to rent and lease the property; to sign, renew and cancel rental agreements and leases for the property or any part thereof.
4. To sue and recover for rent and for loss of or damage to any part of the property and/or furnishings thereof; and, when expedient, to compromise, settle and release any such legal proceedings or lawsuits.



**PROPERTY MANAGEMENT AGREEMENT – RESIDENTIAL PROPERTIES**

Liability of Manager

Owner hereby agrees to hold Manager harmless from any and all claims, charges, debts, demands and lawsuits, including attorney’s fees related to his management of the herein-described property, and from any liability for injury on or about the property which may be suffered by any employee, tenant or guest upon the property.

Compensation of Manager

1. Seasonal Properties. Manager compensation is based on the amount of total rent paid by each Tenant for the Contracted rental period. Owner will pay a Payment equal to thirty (30) percent, but not less than fifty (\$50.00) dollars, will be paid to Manager by Owner for a rental period of less then thirty (30) days. A Payment equal to twenty-five (25) percent will be paid to Manager by Owner for any rental period more than Twenty-nine (29) days but less than ninety-one (91) days.
2. Non-Seasonal Properties. For Properties rented for a term more than ninety (90) days. Manager compensation is based on the monthly rent payment of each property under contract. A Payment equal to ten (10) percent of the monthly rent, will be paid to Manager by Owner each month the lease is in effect. A procurement fee equal to fifty (50) percent of the monthly rent will be paid to Manager by Owner for the initial signing of Tenant to a lease. A lease renewal fee equal to twenty-five (25) percent of the monthly rent will be paid to Manager by Owner for each subsequent lease renewal.
3. The rate of compensation shall remain constant for the initial twenty-four (24) months of this Agreement. The renewal of this Agreement shall be for twelve (12) months and the Manager, with consent of Owner, may adjust the rate of compensation of this Agreement.

Term of Agreement

The term of this Agreement shall commence on the \_\_\_\_\_ day of \_\_\_\_\_ and continue unless terminated in writing by either party with 90 days notice but in no event less than twelve (12) months from the inception date of this Agreement. This Agreement may also be terminated by mutual agreement of the parties at any time upon payment to Manager of all fees, commissions and expenses due Manager under terms of this Agreement.

Extent of Agreement

This document, along with any attached addendum’s as so noted (there is/are \_\_\_\_\_ attached addendum(s), represents the entire Agreement between the parties hereto.

IN WITNESS WHEREOF, the parties hereto hereby execute this Agreement on this date \_\_\_\_\_.

“Owner” \_\_\_\_\_ “Owner” \_\_\_\_\_  
Phone # \_\_\_\_\_

“Manager” \_\_\_\_\_ **Property Management of the Lakeshore, Inc.**



## HOUSEHOLD RULES

**Sample Address  
Ludington, MI 49431**

- 1) **NO SMOKING** will be permitted inside or within 50 feet of the property.
- 2) No parking on the **front lawn**. This is the location of the drain field. Your vehicle will sink and do extreme damage with extensive cost.
- 3) No **pesticides** are to be used on the property or in the house. Personal insect repellent is fine.
- 4) Please do not use abrasive cleaners on the stovetop.

Because we have a septic tank, **ONLY** flush toilet paper. **Do not flush** any other items.

- 6) The **Grill** is in the garage and can be used only on the cement in front of the garage.

**PLEASE PROVIDE US A LIST OF YOUR HOUSEHOLD RULES!**

