



MANAGEMENT AGREEMENT

January 8, 2016

State law prohibits Broker from representing Owner as a client without first entering into a written agreement with the Owner under O.C.G.A. 10-6A-1 et. Seq.

This AGREEMENT made and entered into this date of _____ by and between _____ (Hereinafter referred to as "Owner") & **SPALDING BROKERS, LLC.** (Hereinafter referred to as "Broker").

WHEREAS, Owner owns that certain real estate property located at _____, _____, Georgia _____, TAXID/PIN _____ and described below:

A. The full legal description of the Property is the same as is recorded in the land records of the county in which the Property is located and is incorporated herein by reference. The legal description of the Property is more specifically described below and can be found in said land records in the following deed book or plat book, if filled in below:

Land Lot(s) ___ of the ___ District, 0 Section/GMD, Lot __, Block 0, Unit __, Phase/Section 0 of _____ Subdivision/Development, _____ County, Georgia as recorded in:

1. Plat Book _____, Page _____, et. seq.

WHEREAS, Owner desires to retain Broker as Owner's agent to exclusively rent, lease, operate, and manage Property for and on behalf of Owner;

NOW THEREFORE, in consideration of the premises and mutual covenants herein set forth, the parties agree as follows:

1. **Lease.** Broker is authorized to enter into a lease of Property on Owner's behalf if it is for a term of no more than **36 months** not less than **12 months** at a monthly rental of at least \$_____. Property may be occupied by a tenant obtained by Broker as of _____. Any such lease will be in writing on Broker's standard lease form then in use.

2. **Term.** Broker shall have the exclusive right to lease and manage Property for an initial term of **12 months** beginning on the date of **April 1, 2013**. Notwithstanding the above, if the Property is leased during the term of this Agreement and the initial term of the Lease extends beyond the initial term of this Agreement, the term of this Agreement shall automatically be extended so that it expires at the same time as the initial term of the Lease. Upon expiration of the initial term this contract will automatically renew for an additional period of **12 months** unless either Broker and Owner provides written notice to the other of their intent not to renew this agreement at least **60** days prior to the commencement date of the renewal term. If Owner terminates this Agreement or if Broker terminates this Agreement due to Owner's default, Owner shall immediately pay Broker all fees and commissions it would have earned had this Agreement not been terminated but instead had been in effect for the entire term set forth above. Broker may deduct the full amount of such fees and commissions from any monies being held coming to Broker which would be due Owner.

3. **Compensation.** Broker shall be compensated on the following basis:

- | | | | | |
|------------------------|---|----|------------|--------------------------------------|
| A. Tenant Procurement: | \$ | or | 100 | percent % of one months rent. |
| B. For Management | \$ | or | 8 | percent (%) of monthly rent. |
| C. For Sale | \$ | or | 6 | percent (%) of sale price. |
| D. Other | _____ see special stipulations _____ | | | |

4. **Security Deposit.** With respect to any security deposit to be paid by tenant pursuant to the Lease of Property, Owner authorizes Broker to hold such security deposit in Broker's trust account. (or agrees that Owner shall hold the security deposit in accordance with all Georgia laws and shall be fully responsible for the same. If Broker is holding the security deposit of tenant on Property, which is being managed, by Broker and the management agreement is terminated, Owner shall designate another real estate broker in Georgia to hold the security deposit and shall give notice to tenant and Broker of the same. Upon such notice being given, Broker shall within 30 days thereafter transfer the security deposit to the newly designated Broker. Owner does hereby consent to such a transfer and agree that Broker shall thereafter be relieved of any and all responsibility and liability for the same. If Owner does not designate a new Broker to hold the security deposit within 30 days of the date of termination of the management agreement with Broker, then Owner shall be obligated to pay Broker a monthly fee of **\$100.00** for each month thereafter during which Broker acts as the escrow agent with respect to the security deposit.

5. **Charges.** Broker is hereby authorized to charge and collect from the tenant all rent, additional rent, late charges, fees for returned checks and credit reports and such other fees and charges as Broker may reasonably deem appropriate Other than rent, which shall belong to Owner, these charges shall be the property of the party identified below:

A. Additional Rent	Owner	8%	Broker
B. Late charges	Owner	100%	Broker
C. Fees for Returned checks	Owner	100%	Broker
D. Credit Reports	Owner	100%	Broker
E. Other (Pet Deposit)	100% Owner		Broker

6. Independent Contractor Relationship. This Agreement shall create an independent contractor relationship between Broker and Owner. Broker shall at no time be considered an employee of Owner. Owner acknowledges that the real estate licensees affiliated with Broker are independent contractors of Broker, and are not Broker's employees.

7. Marketing.

- A. **Advertisements:** Broker may advertise Property for lease in all media and reproduce and distribute images of Property in connection therewith. Owner agrees not to place any advertisements on Property or to advertise Property for lease in any media except with the prior consent of Broker and reimburse Broker for any advertising expenses that are specifically directed by Owner to be incurred by Broker. Broker is hereby authorized to place Broker's "For Rent" sign on Property. Broker is authorized to procure tenants to lease Property in cooperation with other real estate brokers and their affiliated licensees and to share Broker's commission with any cooperating Broker who procures a tenant ready, willing and able to lease the Property by paying said cooperating Broker (TBD) % of the monthly rent paid by the tenant. Broker may distribute leasing information (including the rent to be paid) to them and other members of the multiple listing service(s) and said cooperating brokers and their licensees may with permission of Broker (which permission may be granted or denied in the sole discretion of Broker) republish such information in other media. Broker and other real estate brokers and their affiliated licensees may show the Property without first notifying Owner.
- B. **Lockboxes:** Owner does hereby authorize Broker to place a lockbox on the Property to be used in connection with the marketing, inspection and leasing of the Property by Broker, Broker's affiliated licensees, other real estate brokers and their affiliated licensees and others who may need access to the Property. There have been isolated instances of crimes occurring against property and persons where a key from the lockbox was alleged to have been used for a criminal purpose. In order to minimize the risk of such crimes occurring, Owner is encouraged to (a) remove all valuables or put them in a secure place, (b) not permit lockboxes on door handles that can be unscrewed from the outside or on other parts of the building from which a lockbox can be easily removed, (c) place a separately keyed or internally locking deadbolt lock on the door serviced by lockbox that is locked at all times when the occupant of the Property is present in the Property and (d) take any other measures Owner believes are appropriate to protect Owner's property and all person's occupying the Property.
- C. **Multiple Listing Service(s):** Owner acknowledges that Broker is a member of the following multiple listing services: First Multiple Listing Service (FMLS) and Georgia Multiple Listing Service (GAMLS) ("services"). Broker agrees that Broker may file this listing with said Services. Owner acknowledges that the Services are not a party to this agreement and are not responsible for errors, or omissions on the part of Owner or of Broker. Owner agrees to indemnify the Services from and against any and all claims, liabilities, damages or losses arising out of or related to the listing and lease of the Property.

8. Sale of Property. If owner sells property to a tenant (or to a spouse or roommate of such tenant or to any other entity controlled by any of these parties) obtained by Broker, either during the term of the lease or thereafter, Owner will pay Broker a commission of **4 percent (%)** of the price for which Property is sold. Owner shall immediately give notice to Broker if and when : a) Owner enters into a contract to sell Property; or b) Owner closes on the sale of Property to another. This obligation shall survive the expiration or termination of this Agreement.

- 9. Broker's Authority.** Owner agrees to be responsible for the expenses associated with and hereby gives Broker the authority to:
- A. Advertise exclusively Property for rent and to display "for rent" signs thereon; to sign, renew and cancel leases for Property, to collect rents that become due and give receipts; to terminate tenancies and to sign and serve in the name of the Owner such notices as are appropriate; to sue in the name of the Owner and recover rents and other sums due; and when expedient, to settle, compromise, and release such actions or lawsuits or reinstate such tenancies.
- B. Make, contract and/or supervise repairs, alterations, and/or decorations to Property, to purchase supplies and pay bills therefore; Broker agrees to secure the prior approval of the Owner on all expenditures in excess of \$200.00 for any one item except monthly or recurring operating charges and/or emergency repairs in excess of the maximum, if in the opinion of the Broker such repairs are necessary to protect the Property from damage or to maintain services to the tenants as called for in their leases.
- C. Hire, discharge and supervise all contractors and/or employees required for the operation and maintenance of Property; it being agreed that any employees hired shall be deemed employees of Owner and not Broker, and that Broker may perform any of its duties through Owner's attorneys, agents, or employees and shall not be responsible for their acts, defaults, or negligence if reasonable care has been exercised in their appointment and retention.
- D. Make contract for electricity, gas, fuel, water, telephone, window cleaning, trash or rubbish hauling and other services as Broker shall deem advisable. Owner shall assume the obligations of any contract so entered into prior to this termination of this agreement.
- E. Contract with others, including affiliates or broker or companies owned by Broker to perform services including, but not limited to repairs, maintenance, accounting, data processing, record keeping, legal fees and court costs. Any such arrangement with affiliates or companies owned by Broker will be on terms fair and reasonable to Owner and no fees favorable than could be reasonably be realized with unaffiliated persons or companies. Owner is hereby aware that Broker may deduct these expenses from the monies coming to Broker that are due to Owner.
- F. Institute and prosecute legal actions and proceedings in Owner's name and behalf, terminate leases for cause, remove tenants from Property, recover from damage to Property, and for such purposes, Broker may employ attorneys and incur court costs and litigation costs at Owner's expenses for any and all of these things. Broker, at its discretion, is also authorized to settle or compromise any such legal actions or proceedings.

10. **Receipt and Payment of Funds.** Broker is authorized to deposit all rent received from Property in a trust account maintained by Broker for that purpose. Broker shall provide Owner a detailed monthly accounting of funds via the Owner Portal at www.spaldingbrokers.com (not later than 30 days after the end of each month). The monthly accounting will show funds received and disbursed on Owner's behalf. Spalding Brokers, LLC (Broker) shall remit to Owner the balance of such funds, if any, remaining after Broker deducts any and all commissions, management fees and other charges due Broker or other parties in Owner's behalf. In the event the disbursements shall be in excess of the rents collected by Broker, Owner hereby agrees to pay such excess promptly upon demand of Broker. In addition, Broker may debit any other account of Owner to satisfy or partially satisfy balances owed on such account. Broker shall prepare IRS Form 1099 and any other tax related forms or documents, as may be required by law. Broker is further authorized to make the following payments for Owner on a monthly basis; however, Broker shall be under no obligation to make such payments if there are insufficient funds on hand in Owner's account with Broker, it being understood that Broker will promptly notify Owner if such funds are not on hand.
11. **Emergency Repairs.** Broker is authorized to make emergency repairs to Property as Broker reasonably believes to be necessary to protect Property from damage or to maintain services to a tenant for which a lease provides. Owner has paid to and **will maintain with Broker the sum \$0.00 as a deposit** for the cost of emergency repairs, but expenditures for repairs are not limited to that amount if for reasons of necessity Broker must spend more. Owner acknowledges that the cost of making emergency repairs may be significantly higher than the cost of making repairs on a non-emergency basis. Owner understands that Broker is under no duty to make expenditures in excess of the amount of the deposit. The deposit money shall be deposited in Broker's escrow account with Broker retaining the interest if the account is interest-bearing. In the event any check is not honored, for any reason, by the bank upon which it is drawn, Owner shall deliver good funds to Broker within three banking days of receipt of notice. In the event Owner does not timely deliver good funds, Broker, in his sole discretion shall have the right to terminate this Agreement by giving written notice to Owner. In that event, Owner shall promptly reimburse Broker for the cost of all other emergency repairs which Broker pays for or for which Broker is obligated.
12. **Limits on Broker's Authority and Responsibility.** Owner acknowledges and agrees that Broker:
- A. may show other properties to prospective tenants who are interested in Owner's Property.
 - B. shall not be responsible to advise Owner on any matter including but not limited to the following: any matter which could have been revealed through a survey, title search or inspection of Property; the condition of Property, any portion thereof, or any item therein; building products and construction techniques; the necessity or cost of any repairs to Property; mold; hazardous, or toxic materials or substances; termites and other wood destroying organisms; the tax or legal consequences of this transaction; the availability and cost of utilities or community amenities; the appraised or future value of Property; any condition(s) existing off Property which may affect Property; the terms, conditions and availability of financing; and the uses and zoning of Property whether permitted or proposed. Owner acknowledges that Broker is not an expert with respect to the above matters and that, if any of these matters or any other matters are of concern, Owner should seek independent expert advice relative thereto. Owner acknowledges that Broker shall not be responsible to monitor or supervise any portion of any construction or repairs to Property and that such tasks clearly fall outside the scope of real estate brokerage services.
 - C. shall owe no duties to Owner nor have any authority to act on behalf of Owner other than what is set forth in this Agreement.
 - D. Shall make all disclosures required by law;
 - E. May disclose all information about Property to others; and
 - F. Shall, under no circumstances, have any liability greater than the amount of the real estate commission paid hereunder to Broker (excluding any commission amount paid to a cooperating real estate broker, if any).
13. **Owner's Responsibility:**
- A. Owner certifies that unless provided otherwise herein, **all systems and furnished appliances are in good working order and Repair.** Owner certifies that Property is in good and habitable condition and Owner, will at all times, be responsible for the maintenance of the Property in 1) a good habitable condition, and 2) compliance with all applicable laws, ordinances and regulations of all government authorities. Upon the execution of this agreement, Owner will provide to Broker two sets of keys for Property and ensure that Property is clean and the grounds are in good condition.
 - B. Owner shall maintain adequate fire and extended coverage insurance on Property, and will, at all times, maintain landlord's Liability insurance for Owner and will cause Broker to be named as additional insured under such liability insurance. Owner will provide Broker with evidence of such insurance coverage prior to date of occupancy by tenant and thereafter, within seven days of Broker requesting the same. Owner further certifies to Broker that Owner is unaware of any environments, contamination, or hazardous toxic, dangerous or unsafe conditions or products on or in Property.
 - C. To keep all mortgage obligations, property taxes, association fees, or any other obligations which could lead to a foreclosure action against the property current and paid in full as required. Should Broker be notified that a foreclosure action as been initiated against the subject property then Owner authorizes Broker to freeze all of the Owner's funds related to that property and Broker will make no further disbursement to Owner. Owner will have 30 (thirty) days to correct and make current the obligation that initiated the foreclosure action. Should Owner fail to make current the obligation, and thereby stop the foreclosure action, Owner authorizes Broker to refund the security deposit to the Tenant and to deduct from Owner's funds on hand with Broker all amounts due to broker or Tenant including, but not limited to, any refund to tenant of prorated rent or expenses and all of the management fees that would be due to Broker through the end of the original lease term. Owner and Broker agree that the tenant is not a third party beneficiary and nothing in this paragraph shall limit Broker's other legal remedies to collect from Owner any unpaid fees due to Broker.

14. Disclosures.

- A. Broker agrees to keep confidential all information which Owner asks to be kept confidential by express request or instruction unless the Owner permits such disclosure by subsequent word or conduct or such disclosure is required by law. Owner acknowledges, however, that tenant and tenant's broker may possibly not treat any offer made by Owner (including its existence, terms and conditions) as confidential unless those parties have entered into a confidentiality agreement with Owner.
- B. Broker may not knowingly give customers false information.
- C. In the event of a conflict between Broker's duty not to give customers false information and the duty to keep the confidences of Owner, the duty not to give customers false information shall prevail.
- D. Unless specified below, Broker has no other known agency relationships with other parties that would conflict with any interest of Owner (except that Broker may represent other buyers, sellers, landlords, and tenants in buying, selling or leasing property).
- E. Broker may provide assistance to prospective tenants and buyers without violating any duties to Owner.
- F. Broker may show alternative properties to tenants and buyers and provide information to same.

15. **Broker's Policy on Agency.** Unless Broker indicates below that Broker is not offering a specific agency relationship, the types of agency relationships offered by Broker are seller agency, designated agency, dual agency, owner agency, and tenant agency. The agency relationships, if any, NOT offered by Broker include the following: TENANT REPRESENTATION.

16. **Dual Agency Disclosure.** (Applicable only if Broker's agency policy is to practice dual agency) If Owner & prospective tenant are both being represented by the same Broker, Owner is aware that Broker is acting as a dual agent in this transaction consents to the same. Owner has been advised that:
- A. In serving as dual agent, Broker is representing 2 clients whose interests are or at times could be different or even adverse;
 - B. Broker will disclose all adverse, material facts relevant to the transaction and actually known to the dual agent to all Parties in the transaction except for information made confidential by request or instructions from another client which is not otherwise required to be disclosed by law.
 - C. Owner does not have to consent to dual agency and, the consent of Owner to dual agency has been given voluntarily and Owner has read and understands the brokerage engagement agreement.
 - D. Notwithstanding any provision to the contrary contained herein, Owner hereby directs Broker, while acting as a dual agent, to keep confidential and not reveal to the other party any information, which could materially and adversely affect Owner's negotiating position.
 - E. Broker or Broker's affiliated licensees will timely disclose to each client the nature of any material relationship with other clients other than that incidental to the transaction. A material relationship shall mean any actually known personal, familial, or business relationship between Broker and a client, which would impair the ability of Broker to exercise fair and independent judgment relative to another client. The other party whom broker may represent in the event of dual agency may or may not be identified at the time a tenant enters into this Agreement. If any party is identified after the Agreement and has a material relationship with Broker, then Broker shall timely provide to Owner a disclosure of the nature of such relationship.

17. **Designated Agency Disclosure.** (Applicable only if Broker's agency policy is to practice designated agency) Owner hereby consents to Broker acting in a designated agency capacity in transactions in which Broker is representing Owner and a prospective tenant. With designated agency, Broker assigns one or more of its affiliated licensees exclusively to represent Owner and one or more of its other affiliated licensees exclusively to represent the prospective tenant.

18. **Notices.** Except as otherwise provided herein, all notices, including but not limited to offers, counteroffers, acceptances, amendments and demands, required or permitted hereunder shall be in writing, signed by the party giving the notice and delivered either:
- A. in person;
 - B. by an overnight delivery service, prepaid;
 - C. by facsimile transmission (FAX) to Broker and Owner at their respective FAX telephone numbers identified on the signature page of this Agreement (provided that an original of the notice shall be promptly sent thereafter if so requested by the party receiving the same), or
 - D. by the United States Postal Service, postage prepaid, registered or certified return receipt requested.

The parties agree that a faxed signature of a party constitutes an original signature binding upon the party. Notices shall be deemed to be given as of the date and time they are actually received, except for FAX notices which shall be deemed to have been given and received as of the date and time they are transmitted provided that the sending FAX produces a written confirmation showing the correct date and time of the transmission and the telephone number referenced herein to which the notice should have been sent. All notice requirements referenced herein shall be strictly construed. Any notice sent by FAX shall be sent to such other FAX numbers as the receiving party may from time to time specify by notice to the party sending the FAX.

19. **Assignment.** This Agreement may be assigned by Broker to another real estate broker licensed in the State of Georgia upon notice to Owner. Any assignee shall fulfill all the terms and conditions of this Agreement.
20. **Lead-Based Paint.** If any part of dwelling located on Property was built before 1978, owner agrees to provide the following to a prospective tenant for review prior to entering into any lease with respect to said dwelling.
- A. a copy of the federally approved pamphlet on lead poisoning and prevention, entitled "Protect Your Family from Lead in Your Home", and
 - B. a written disclosure by Owner of the presence of known lead-based paint and/or lead-based paint hazards, if any, in the dwelling.
21. **Notice of Propensity of Flooding.** In accordance with O.C.G.A. #44-7-20, Owner hereby certifies to Broker the following: some portion or all of the living space or attachment thereto on Property has _____ or has not ___x___ been flooded at least three times within the last five years immediately preceding the execution of this Management Agreement. Flooding is defined as the inundation of a portion of the living space caused by an increased water level in an established water source such as a river, stream, or drainage ditch, or as a ponding of water at or near the point where heavy or excessive rain fell.
22. **Terminology.** As the context may require in this Agreement, the singular shall mean the plural and vice versa and all Pronouns shall mean and include the person, entity, firm, or corporation to which they relate.
23. **Time of Essence.** Time is of the essence of this Agreement.
24. **Credit Report Disclosure.** Owner understands and agrees that all credit report information provided to Broker from Tenant is strictly confidential and is the sole property of Broker and Broker has no duties to provide said information to Owner unless written permission is granted by Tenant.
25. **Indemnity.** Owner agrees to hold Broker harmless from all injuries, damages, suits, and claims arising out of or in connection with the leasing and management of Property and to carry, at Owner's own expense, necessary public liability and worker's compensation insurance adequate to protect the interest of the parties hereto, which policies shall be written to protect Broker in the same manner and to the same extent they protect the Owner, and will name the Broker as additional insured. Broker shall not be liable for any error of judgment or for any mistake, fact f law or for anything which Broker may do or refrain from doing, hereinafter, except in cases of intentional wrongdoing or misconduct. Notwithstanding any other provisions to the contrary, Broker shall under no circumstances have any liability greater than the compensation actually paid to Broker hereunder including commissions. Owner acknowledges that there is a risk of damage to or theft of any personal property Owner leaves in or on Property and Owner does hereby release Broker with regard to the same. For the purpose of this section, the term "Broker" shall specifically include Broker and Broker's affiliated licensees and employees.
26. **Nondiscrimination.** Owner and Broker hereby agree to fully comply with all state and federal fair housing laws and Regulations and shall not discriminate on the basis of race, color, creed, national origin, sex, age, handicap, or familial status.
27. **Responsibility to Cooperate.** All parties agree to take all actions and do all things reasonably necessary to fulfill in good faith and in a timely manner the terms and conditions of this Agreement.
28. **Governing Law.** This Agreement may be signed in multiple counterparts and shall be governed by and interpreted pursuant to the laws of the State of Georgia.
29. **Entire Agreement.** This Agreement constitutes the sole and entire agreement between the parties. No representation, promise or inducement not included in this Agreement shall be binding upon any party hereto. This Agreement and the terms and conditions herein may not be appended, modified or waived except by the written agreement of Owner. The failure of the parties to adhere strictly to the terms and conditions of this Agreement shall not constitute a waiver of the right of the parties later to insist on such strict adherence.
30. **No Imputed Knowledge.** Owner acknowledges and agrees that with regard to any property in which Owner intends to rent, there shall be no knowledge imputed between Broker and Broker's licensees or between the different licensees of Broker. Broker and each of Broker's licensees shall be deemed to have only actual knowledge of such properties.

SPECIAL STIPULATIONS: The following Special Stipulations, if conflicting with any exhibit, addendum, or preceding paragraph, shall control:

1. **Owner agrees to change homeowners insurance on said Property to a Landlords Policy and make Spalding Brokers LLC as additional Insured. Owner shall provide a copy of said policy to Spalding Brokers LLC within 30 days of full execution of this leasing/Management Agreement.**
2. **Owner acknowledges that the Property Manager is SPALDING BROKERS LLC and is doing business as a General Contractor in the State of Georgia. As a General Contractor, Spalding Brokers LLC may pay to and receive referral fees from affiliates, relocation companies, real estate firms, repair contractors, and other vendors.**
3. **Owner agrees to allow and provide funds for Spalding Brokers, LLC to hire professional home cleaners and professional carpet cleaners in order to have home Tenant ready. On average, each cleaning will cost \$150.00 for an estimated total of \$300.00.**
4. **If tenant fails to pay rent, Property Manager is not due management fees for said month.**
5. **Broker shall receive one-half (1/2) of one full months rent for a twelve (12) month lease renewal as a Leasing and Marketing fee. Any lease renewals for less than twelve (12) months shall be prorated accordingly.**

SPECIAL STIPULATIONS CONT.: The following Special Stipulations, if conflicting with any exhibit, addendum, or preceding paragraph, shall control:

6. Owner may market property for sale 60 days prior to the expiration date of any signed Lease agreement unless otherwise agreed in writing in said Lease agreement. Owner agrees to not list said Property for Sale or for Lease prior to 60 days before the end of said Lease.
7. Owner shall receive the Owner Draw check after tenant pays rent, monies have cleared the bank, and any expenses are paid. Rent is due on the 1st and late after the 5th. If tenant pays by check, the Owner Draw check will be processed after a 10 day clearing period. Therefore, most Owner Draw checks will not be sent out until close to the 15th of the month.
8. In the event Tenant needs to be evicted, all expenses incurred for these proceedings will be charged to the Tenant. However, if the Eviction Expenses can not be collected from the Tenant, monies will be collected from the Owner.
9. Spalding Brokers, LLC will not keep a key to said Property. Owners should always keep a key to their Property. Owners shall keep all keys and locks in working order. Owner will have all locks changed prior to a new tenant taking occupancy.
10. If Owner places said Property For Sale prior to the end of the lease term when occupied by a Tenant and going against the terms of the Lease, Owner shall pay Spalding Brokers, LLC all monies owed through current Lease whether Tenant stays until the end of lease or not.
11. Once Property is leased, this Agreement is automatically extended until the tenant procured by Spalding Brokers, LLC moves out.
12. Owner agrees to provide a copy of current mortgage statement on or before the date of binding agreement.

BY SIGNING THIS AGREEMENT, OWNER ACKNOWLEDGES THAT: (1) OWNER HAS READ ALL PROVISIONS MADE HEREIN; (2) OWNER UNDERSTANDS ALL SUCH PROVISIONS AND DISCLOSURES AND HAS ENTERED INTO THIS AGREEMENT VOLUNTARILY; AND (3) OWNER IS NOT SUBJECT TO A CURRENT LEASING/MANAGEMENT AGREEMENT WITH ANY OTHER BROKER.

RECEIPT OF A COPY OF THIS AGREEMENT IS HEREBY ACKNOWLEDGED BY OWNER.

The above Agreement is hereby accepted, O'clock _____ m., on the _____ day of _____, 20_____.

Broker's Name Printed

Owner's Name (Printed)

Broker's Signature

Owner's Name (Signature)

SPALDING BROKERS, LLC

5485 Bethelview Rd., Ste. 360-304
Cumming, GA 30040

mark@spaldingbrokers.com

karen@spaldingbrokers.com

Mark Spalding's Cell 678.776.1135

Karen Spalding's Cell 770.789.9052

www.spaldingbrokers.com

Address: (include Number, Street Name, City, State, Zip)

Email Address