



GEM STATE PROPERTY MANAGEMENT

Management Services Contract Agreement II

Property Address _____

Owner _____

Address _____

Telephone _____

E-Mail _____

Fax _____

Gem State Property Management is willing to manage the above named property and the property owner is willing to hire Gem State Property Management to manage the above named property under the following terms.

The length of this contract is for a term of One Year, and after the initial 6 months the agreement shall be month to month. Either party must give 30 days written notice to terminate this agreement.

Gem State Property Management will provide the following:

To find acceptable tenants to rent or lease the above named property.

Screen prospective tenants with background checks and interviews.

To negotiate leases to be approved by owner and collect initial rent and deposit.

To execute leases and rental agreements on behalf of the owner, collect the deposits and hold in trust to disperse as the law requires.

To serve termination notices, notices to quit or pay rent, or send to our collection firm as Gem State Property Management deems appropriate.

“Managing Your Property Investments in the Treasure Valley”

P.O. Box 801 Meridian, Idaho 83680

Phone/Fax: 208-898-1538 Cell: 208-921-6442

Info@gemstatepropertymgmt.com



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To employ attorneys approved by the owner to enforce owners rights, and to institute legal action on behalf of the owner. The owner will be solely responsible for these attorney fees.

To provide all services reasonable to the well being of the above property, including drive by inspection of property every 3 months and a full interior inspection 1 time a year with photos, if requested.

Deal with tenant concerns, supervision of maintenance and arrange any improvements approved by owner.

To act as an agent for the owner in hiring and discharging any independent contractors. All payments to these independent contractors will be made by owner and are the owner's sole responsibility.

To act as an agent for the Owner by signing the rental leases and any other documents relating to the leasing of the property.

In the name of the owner, contract for repairs or maintenance at a cost to owner not to exceed 100.00 or 200.00 for emergency repairs, in the event that the owner is not available to consult.

The Owner gives permission for Gem State Property Management to bill for any necessary lawn cutting, trimming and weeding or similar property, upkeep services during vacancies, in order to maintain a respectable outer appearance of the property.

The Owner agrees to pay for any written ads (American Classified 30.00/64.80 3day adds in theStatesman)

The Owner shall maintain adequate insurance in order to protect all persons on the above named property.

We will receive rent and deduct all fees approved by Owner and send balance to appointed location along with an invoice showing appropriate deductions.

The Owner shall hold harmless Gem State Property Management and its members from all damage suits in connection with the management of the above named property. Gem State Property Management is also not liable for any error in judgment or fact of law or for anything Gem State Property Management may do or may not do, except in cases of willful misconduct.

This agreement shall be governed by, construed and enforced in accordance with the laws of the state of Idaho.

Owner _____ Date _____

Gem State Prop. Man. LLC Member _____ Date _____

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