



# Terms and Conditions for Rabbit Property Management and Rent

## 1. Scope of Services:

- Rabbit Property Management (RPM) agrees to provide comprehensive property management services for the Property Owner.
- Services include tenant screening, rent collection, maintenance coordination, financial reporting, and general property oversight.

## 2. Property Management Fees:

- RPM will charge a monthly management fee equal to [percentage] of the monthly rental income.
- Additional fees may apply for specific services, such as tenant placement or eviction proceedings.

## 3. Tenant Screening and Selection:

- RPM will conduct thorough tenant screening, including background checks, credit checks, and rental history verification.
- RPM will obtain the Property Owner's approval before leasing the property to any tenant.

## 4. Rent Collection and Payment:

- RPM will collect rent from tenants and remit the net rental income to the Property Owner on a [frequency] basis.
- Late fees may apply for late rent payments.

## 5. Maintenance and Repairs:

- RPM will coordinate maintenance and repairs as needed, subject to the Property Owner's approval.
- RPM will obtain quotes from qualified contractors and ensure that repairs are completed in a timely manner.

## **6. Security Deposit:**

- The Property Owner will collect a security deposit from the tenant equal to [amount].
- RPM will hold the security deposit and handle disputes related to the security deposit.

## **7. Lease Agreement:**

- RPM will provide the Property Owner with a standard lease agreement.
- The Property Owner may request modifications to the lease agreement, subject to RPM's approval.

## **8. Insurance:**

- The Property Owner is responsible for maintaining property insurance and liability insurance.
- RPM may require proof of insurance.

## **9. Governing Law and Dispute Resolution:**

- The agreement shall be governed by the laws of [jurisdiction].
- Any disputes arising under this agreement shall be resolved through [dispute resolution process, e.g., mediation, arbitration].

## **10. Amendments and Modifications:**

- Any amendments or modifications to this agreement must be made in writing and signed by both parties.

## **11. Entire Agreement:**

- This agreement constitutes the entire understanding between the parties and supersedes all prior or contemporaneous communications.

## **12. Severability:**

- If any provision of this agreement is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

## **Additional Considerations:**

- **Emergency Contact Information:** The Property Owner and RPM will exchange emergency contact information.
- **Property Access:** RPM will have access to the property for the purpose of managing and maintaining it.
- **Financial Reporting:** RPM will provide the Property Owner with regular financial reports.