

TIN ROOF PROPERTIES, LLC
Owners: Mark Johnson and Jason Williams
PO Box 2452
Mount Pleasant, SC 29465

PROPERTY MANAGEMENT AGREEMENT

Tin Roof Properties enters into an agreement with the following clients to provide outstanding service in management of their rental property. The undersigned and the owners of Tin Roof Properties, LLC, agree to the following terms:

I. Property locations

_____.

II. The owner is _____ and will comply with the terms of this agreement for the said period.

Iia. Terms of Agreement. Both parties agree to a term of the specified lease in which Tin Roof Properties rents the home. In the period before the home is rented, Tin Roof Properties will be entitled to a \$99.00 fee which is paid up front in full, at any time within the first 3 months, the clients of Tin Roof Properties may discontinue service for any reason but will need to pay the \$99 fee. However, TRP will be entitled to that current month's management fee of 10%. Tin Roof Properties requests a 30 day notice of termination, in writing.

III. Compensation: Tin Roof Properties will be paid in full on the 1st of every month following the assumption of any rent collected by the owner/clients of Tin Roof Properties. The fee is 10% of the collected rent and will be paid to Tin Roof Properties as long as rent is being collected from tenants and the terms of this agreement are still in effect. If Tin Roof Properties does not receive compensation after 30 days, the terms of this agreement are void. Reversion of rental/management responsibility will go to the owner. A formal letter of non-payment will be given 30 days prior to contract termination. Tin Roof Properties will also be allowed to remit payment through the payment of rent.

IV. Services: Tin Roof Properties is entitled to servicing the needs of the property owner in execution of leasing of included property. Duties will

include but will not be limited to collection of rent, property inspection, advertising and marketing, listing and showing of property, tenant placement and removal, eviction, maintenance/repair referrals and accounting and receipts. Any use of Tin Roof Properties sub-contractors will incur a 10% user fee. These include our appointed painters, electricians, handyman and lawn service professionals on agreed upon work. Owners may sub-contract their own workers without incurring the fee. However, if asked to oversee any process, Tin Roof Properties will be entitled to 10% to manage the extra projects. This fee is to compensate TRP for time spent managing additional projects.

The following additional services have been included in the agreement:

V. Legal: Tin Roof Properties, LLC will not be held liable for damages incurred from tenants that the company has selected. The company will not provide formal legal advice to owners but will only advise them to refer to legal council or to refer to the Tenant and Owner laws governing the State of South Carolina and Federal Fair Housing Act rules. Tin Roof Properties will manage the above property in accordance with all State laws of South Carolina. Any legal fees incurred in any legal process against a tenant will be the sole responsibility of the property owner. This contract will cover the said property and only cover the length of the current lease.

This contract is agreed upon on this the _____.

Tin Roof Properties, LLC _____

Owner or representative _____