



7120 Pav Way #103
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LEASING SERVICE CONTRACT FOR MANAGEMENT

In consideration of the covenants herein contained _____,
(hereinafter called "Owner"), and **Pierce Asset Management, Inc. DBA Pierce Property Management** (hereinafter called "Agent"), agrees as follows:

1. The Owner hereby employs the Agent exclusively to rent or lease the property known as _____, _____, Arizona upon the terms and conditions hereinafter set forth for the period of one month beginning on the _____ day of _____, 20 __, and ending the _____ day of _____, 20__, and thereafter for like periods of one month unless on or before ten (10) days prior to the expiration of any such renewal period, either party hereto shall notify the other in writing of an intention to terminate on the appropriate expiration date concerned. The agreement also terminates when the property has been rented.
2. The Agent accepts the employment and agrees:
 - A. To furnish the services of its organization for the purposes of renting or leasing the herein described premises.
 - B. To render a statement of the receipts, expenses, and charges, and to render to Owner receipts less disbursements described above. Deposit money collected will be rendered to the Owner with the full knowledge of the tenant that such has been done.
3. The Owner gives the Agent the following authority and powers.
 - A. To advertise the availability for rental of the described premises, and to display "For Rent" signs thereon; to negotiate
 - B. Any lease executed for the Owner by Agent will not exceed one year unless otherwise specified herein: _____



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4. The Owner further agrees:
- A. To pay Agent the following fee when Agent obtains a qualified Tenant and presents a signed lease. Fee is one-half (1/2) of one full month's rent unless otherwise specified herein _____.
 - B. To save the Agent harmless from all damage suits in connection with rental of leasing of the herein described property and from liability from injury suffered by any employee or other person whomsoever.
 - C. To accept any lease negotiated by Agent with a qualified tenant that embodies a rental rate of at least \$_____ per month and a security deposit of \$_____.
 - D. To pay the Agent, with Owner approval to conduct, a fee of \$250.00 to inspect the property upon a Tenant's vacating the unit, upon request of owner only.
 - E. Owner pays a one-time set up fee of \$150.00 unless this is a reactivation. A \$75.00 reactivation fee will apply for future use of one time service for this property.

IN WITNESS WHEREOF, the parties hereto have affixed or caused to be affixed their respective signatures this _____ day of _____, 20 ____.

OWNER

OWNER

AGENT- Pierce Asset Management, Inc. DBA Pierce Property Management