ELIZONDO
REALTY, LLC
SALES & PROPERTY MANAGEMENT

Date: Today's Date

RE: Exclusive Property Management Service and Agent Referral Protection

This letter confirms the terms of the professional relationship between the parties listed below regarding the management of the property located at [Property Address] (the "Property").

Parties Involved:

- Property Manager: [Your Name/Title] (Elizondo Realty, LLC)
- Property Owner/Client: [Client's Full Name(s)]
- Referring Agent: [Agent's Full Name] ([Agent's Brokerage Name])

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1. Scope of Service (Elizondo Realty, LLC)

The engagement of Elizondo Realty, LLC is strictly and exclusively limited to the ongoing property management of the Property. Our services include, but are not limited to: rent collection, maintenance coordination, tenant relations, and lease enforcement.

2. Agent Relationship Protection (Non-Compete)

Elizondo Realty, LLC explicitly commits to the following guarantees regarding the relationship with the Referring Agent and the Property Owner/Client:

- No Solicitation: Elizondo Realty, LLC will never solicit the Property Owner/Client for any services outside of the property management agreement.
- Transactional Exclusivity: The Referring Agent is designated as the exclusive transactional agent for the Property Owner/Client for all future transactional real estate needs, including property buying and selling.
- Guaranteed Referral Back: Should the Property Owner/Client inquire about listing the Property for sale, purchasing another property, or requiring transactional services, Elizondo Realty, LLC will immediately and confidently refer the Property Owner/Client back to the Referring Agent.

3. Referral Fee Confirmation

In gratitude for the referral, Elizondo Realty, LLC agrees to pay the Referring Agent a referral fee of $300.00. This fee will be paid directly to the Referring Agent's brokerage immediately upon successful lease execution and tenant move in.

By signing below, all parties acknowledge and agree to the terms outlined in this letter, ensuring a clear division of service roles and the absolute security of the client-agent relationship.

Elizondo Realty, LLC (Property Manager)

Ernesto Elizondo/Designated Broker

Property Owner/Client

[Client’s Printed Name]

Referring Agent

[Agent’s Printed Name]