

ADDENDUM “ B ”

COMPENSATION OF AGENT

This addendum applies to section 11 of the management contract. At this time, owner does not wish to have full management.

Owner has chosen one or more services as marked below:

_____ Books Only

\$ 100.00 Onboarding fee (one time fee up to 5 properties) \$ 60 per month No minimum number of properties \$ 350 emergency reserve per portfolio or Credit Card on file ● Perfect for the investor who has an agent and prefers to continue having their agent show and rent the properties. We respect that choice. We'll do the rest : ● Collect rent ● Handle repair requests ● Provide contractors or use owner's choice ● Provide 24 / 7 / 365 Emergency repairs ● Access to Owner's online portal ● Monthly statements are published to your portal on the first business day of the following month ● Rent income (minus repairs) mailed to you or ACH directly to your account. Save the \$ 2.00 ACH fee by opening a separate business account at First National Bank (any branch) ● Provide an online portal access for your accountant ● Billing tenants for utilities \$ 5.00 per bill per month ● Tenants pay rent using Zillow Rental Manager ● Service calls \$ 35.00 ● Investor's leasing Agent must use their own lease format ● Investor's leasing Agent is responsible for all listing costs and is responsible to uphold all rules as set by advertiser including the MLS ● Management fees are collected regardless of whether the property is vacant or leased

_____ Repairs Only

\$ 9.50 per month per door, plus \$ 5.00 per invoice. Larger portfolios - we are willing to negotiate the price. It never fails - the furnace only dies on Christmas Eve, the A/C goes out over the 4th of July weekend. It seems like you have lost your private life. Let us handle the calls and schedule the repairs We pass along the \$ 4.47 per month charge from Abodea (per property) Our contractors will be dispatched only for emergency repairs We will review with you what situations allow us to dispatch as emergency (after hours and critical response times, and create a list of deferred maintenance and appropriate schedule to complete. ZERO markup on the invoices Credit card on file is required.

_____ Showings Only

First month's rent with Minimum \$ 550 Maximum \$ 850 Perfect for the investor who has a system in place for rent collection and has contractors / is able to perform most repairs and source help for the larger or more complicated jobs. We provide the following: ● Inspection ● Full photos ● 360 degree video tour ● Listing online sites (Zillow, Trulia, Apartments.com, Craigslist) ● Listing on social media (Twitter, Facebook, Instagram) ● Listing on the multi - list ● Full screening (credit report, verify employment, background check) ● Lease creation and execution ● Collection of rent and security deposit. The deposit will be mailed to you. ● Provide tenant with your contact information All photos and videos belong to our broker .We don't keep our 360 video tours after the property is rented. We will make a screen copy, which can be made available for next vacancy.

Owner _____ Date: _____

Print Name _____

Property Manager _____ Date: _____

Print Name _____