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**Exclusively La Jolla Services Residential Property Management Agreement**

Residential Property Management Agreement

This Residential Property Management Agreement ("Agreement") is made and entered into on \_\_\_\_\_\_\_\_\_\_\_\_\_\_2023 [Date] by and between: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_["Owner"]

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_[“Onwer”] and

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_["Manager"].

1. Appointment of Manager. Owner hereby appoints Manager to manage, operate, oversee, and maintain the following property ["Property"] located at:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[insert property address above], for an initial period of 30 days retained on an ongoing, month-to-month basis at the pleasure of the Owner(s).

1. Duties of Manager. Manager agrees to perform the following duties with respect to the Property on an as-needed, or on-call basis.

* Provide maintenance, oversight, inspections, and repair services for the Property, as needed, or as directed by the Owner(s).
* Provide regular inspections of the Property and report any needed repairs or maintenance.

1. Authority of Manager. Manager is authorized to take any action necessary to carry out the duties set forth in this Agreement, including but not limited to the following:

* Access to Property via keys, entry codes, or electronic security.
* Initiate repairs and maintain the Property as needed, or as directed.
* Hire, schedule, and/or terminate the services of contractors and vendors.
* Fully vet contractors and vendors to verify that all are properly licensed, insured, permitted, and in good standing with the State of California.

1. Compensation. Owner agrees to pay Manager a management fee of $40 per hour, with a minimum of 1 hour per requested service. Invoiced monthly. Owner shall also reimburse Manager for any expenses incurred in connection with the related management of the Property.
2. Termination. Either party may terminate this Agreement at any time upon written notice to the other party.
3. Indemnification. Owner agrees to indemnify and hold harmless Manager from any claims, damages, or expenses arising out of or in connection with the management of the Property, except to the extent such claims, damages, or expenses are caused by Manager's negligence or willful misconduct.
4. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
5. Entire Agreement. This Agreement contains the entire understanding between the parties and supersedes all prior and contemporaneous agreements and understandings, whether written or oral.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_[Owner]

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_[Owner]

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_[Rick Edward Richards]

~Exclusively La Jolla Services | La Jolla, California~

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