



Landlord Management Contract

Fisher Prop. Mgmt.
34 W 5th Avenue
Shell Lake, WI 54871
715-520-7864

The terms of this agreement shall constitute a contract for management and maintenance services to be performed at: _____ (location of property).

- 1) Management and Maintenance services shall be defined as following:
 - a) Provide specific qualified tenants to be chosen by the owner.
 - b) Assistance in collection of rents owed by tenants.
 - c) Assist the owner in execution of leases and contracts, eviction proceedings, and daily operation of the apartment building, condo or house.
 - d) Assist the owner in lining up any service contractor that is needed, 24/7 – 365.
 - e) Keep and create maintenance records for each property and unit.
- 2) Payment for services shall be billed as follows:
 - a) 9.75% of all rents shall be paid monthly for performance of items defined as management and maintenance services.
 - b) Any cleaning required before or after a tenant moves out will be billed at \$47.50 per hour.
 - c) Any required maintenance performed by Fisher Property Management will be billed at \$68 per hour while on-site or running errands.
 - d) When filling a vacancy is required, showing the apartment/condo/house shall be billed as half-month's rent.
 - e) No additional fees added to outside contractor invoices.
- 3) Payment for management & maintenance services will be billed on the 1st and 15th of each month and due within 15 days.
- 4) Fisher Property Management undertakes no liability for any acts or omissions of theirs or any of their assigns; the owner shall, at all times, provide evidence of liability insurance for the property that is the subject of this contract.
- 5) The term of this contract shall be for one year from the effective date. Either party may cancel this agreement upon provision of thirty days written notice, delivered by the US Mail to the address listed above.

Property Owner:

Fisher Property Mgmt:

Date Signed: _____