

**Management Agreement**

**Kramer's Property Management**  
514 N College St. Rockville In 47872  
Cell: 765-592-5061

This agreement is entered into on \_\_\_\_/\_\_\_\_/\_\_\_\_ between Kramer's Property Management and \_\_\_\_\_, Property owner.

This agreement services as a power of attorney for the porous of managing the property below,

**(1)** Address: \_\_\_\_\_ City: \_\_\_\_\_ St \_\_\_\_\_ Zip: \_\_\_\_\_

Rent Required \$ \_\_\_\_\_ Pets Allowed \_\_\_\_ Deposit Held By \_\_\_\_\_ Utilities Pd. By \_\_\_\_\_  
Landlord or KPM

Trash Service Furnished By: \_\_\_\_\_ Lawn Care Furnished By: \_\_\_\_\_

**(2)** Address: \_\_\_\_\_ City: \_\_\_\_\_ St \_\_\_\_\_ Zip: \_\_\_\_\_

Rent Required \$ \_\_\_\_\_ Pets Allowed \_\_\_\_ Deposit Held By \_\_\_\_\_ Utilities Pd. By \_\_\_\_\_  
Landlord or KPM

Trash Service Furnished By: \_\_\_\_\_ Lawn Care Furnished By: \_\_\_\_\_

**(3)** Address: \_\_\_\_\_ City: \_\_\_\_\_ St \_\_\_\_\_ Zip: \_\_\_\_\_

Rent Required\$ \_\_\_\_\_ Pets Allowed \_\_\_\_ Deposit Held By \_\_\_\_\_ Utilities Pd. By \_\_\_\_\_  
Landlord or KPM

Trash Service Furnished By: \_\_\_\_\_ Lawn Care Furnished By: \_\_\_\_\_

**(4)** Address: \_\_\_\_\_ City: \_\_\_\_\_ St \_\_\_\_\_ Zip: \_\_\_\_\_

Rent Required \$ \_\_\_\_\_ Pets Allowed \_\_\_\_ Deposit Held By \_\_\_\_\_ Utilities Pd. By \_\_\_\_\_  
Landlord or kpm

Trash Service Furnished By: \_\_\_\_\_ Lawn Care Furnished By: \_\_\_\_\_

Under this agreement Joe and Jennifer Kramer BDA. (**Kramer's Property Management**) is given permission to act as the property manager for **(1)** Acting on the owner behalf during an evictions and any court matters dealing with tenant eviction **(2))** advertise, and serve as a property manager for all tenant maters for the above address.

1. This agreement will start on \_\_\_\_/\_\_\_\_/\_\_\_\_ and is good until terminated by

Either party with a written 30-day notice serviced by US mail.

2. The property owner agrees to a 10% monthly management fee of all rents collected under this agreement to Kramer's property Management and further more agrees to allow said amounts to be deducted from the rents collected each month along with any moneys owed for trash service if furnished or maintenance services.
3. Kramer's Property Management will furnish the property owner on or before the 10<sup>th</sup> of each month with a statement of income along with a payment of all rent collected for that month less a 10% management fee, maintenance and bills paid.
4. The property owner agrees to carry homeowners insurance for the property and under this agreement the property owner agrees not to sell the property or list the property with a realtor. The property owner further more agrees to honor each tenant lease between Kramer's Property Management and a tenant to the full term of said lease even if Kramer's Property Management. Is no longer managing the property.
5. The property owner agrees to hold harmless Kramer's Property Management, Joseph & Jennifer Kramer from any damages done to the above assigned property that may accrue from a said tenant.
6. The property owner agrees to allow Kramer's Property Management to perform maintenance repairs up to a max amount of \$75.00 a month per address with out the approval of the property owner and agrees that any said repairs may be paid out of the rents of said property.
7. Further more the property owner agrees that in the event of a major repair is needed I.e. Water heater, Roof, Heating System, Water lines, Sewer Lines that repairs will be made in a timely manner as described by law.
8. **The property owner agrees not to lower a said rent for a tenant with out first having it approved by Kramer's Property Management. The property owner agrees to and understands that during such time Kramer's Property Managements contract is in force that at no time will the property owner make payment agreement with a tenant or allow a tenant to place utilities in the owner name or have any rents due sent to the landlord.**

**NOTE:**

9. All deposits must be returned to the tenant with in 45 days as prescribed by Indiana law. Failure to return deposits can result in court action by a tenant. If you hold the deposit please be sure you know the law.

I the below signed property owner do here by agree to all terms as listed above and have the read and understand this agreement and also have the right to sign this management agreement.

(Print Full Name & Title) \_\_\_\_\_ Title \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ St \_\_\_\_\_ Zip: \_\_\_\_\_

Contact Phone: (\_\_\_\_\_) \_\_\_\_\_ Type \_\_\_\_\_

Contact Phone: (\_\_\_\_\_) \_\_\_\_\_ Type \_\_\_\_\_

**Bank Deposit Info if you wish to have check sent to your bank.**

Bank Name: \_\_\_\_\_ Acc#: \_\_\_\_\_

Address: \_\_\_\_\_ City \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_

Property Owner: \_\_\_\_\_ Date \_\_\_\_\_

Rental Manager \_\_\_\_\_ Date \_\_\_\_\_

Joseph M. & Jennifer J. Kramer, DBA. Kramer's Property Management.