

**ERA Johnson & Thompson Inc., REALTORS**  
**Property Management and/or Compensation Agreement**

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_, hereinafter called "Owner/Landlord," and a licensed agent of ERA Johnson & Thompson, REALTORS, hereinafter called "Broker/Agent." Owner hereby employs the services of the Broker/Agent to  manage and/or  lease the property located at \_\_\_\_\_ (street), \_\_\_\_\_ (city), \_\_\_\_\_ (state) \_\_\_\_\_ (zip).

**Responsibilities of the Broker/Agent include items checked below:**

- \_\_\_\_\_ 1. To display sign advertising property "for rent/lease"
- \_\_\_\_\_ 2. To advertise the property in newspaper, to be reimbursed to Broker by Owner
- \_\_\_\_\_ 3. To put property into MLS rental system
- \_\_\_\_\_ 4. To screen applicants by verification of employment, credit rating and references
- \_\_\_\_\_ 5. To negotiate the amount and terms of the lease, furnish application and rental agreement, and secure necessary signatures and deposits
- \_\_\_\_\_ 6. To collect all rents as they become due, giving receipts therefore; to render to the Owner/Landlord a monthly statement of rents received and expenses paid out; and to remit to the Owner all income, less any sums paid out
- \_\_\_\_\_ 7. To make or cause to be made all maintenance and repairs to said property; to hire and supervise all employees and other labor for the accomplishment of same

**Liability of Broker/Agent:**

Owner hereby agrees to hold harmless the Broker/Agent and ERA Johnson & Thompson REALTORS free of any and all claims, charges, debts, demands and lawsuits, including attorney's fees related to his agreement upon duties described herein, and from any liability for injury on or about the property which may be suffered by any employee, tenant or guest upon the property.

**Compensation of Broker/Agent:**

Owner agrees to compensate Manager as follows:

- \_\_\_\_\_ % or a flat fee of \$ \_\_\_\_\_ upon receipt of security deposit
- \_\_\_\_\_ % or a flat fee of \$ \_\_\_\_\_ to be deducted from monthly amount

**Term of Agreement:**

The term of the Agreement shall be binding for the duration of the Lease Agreement attached including any extensions.

**Extent of Agreement:**

This document represents how the Broker/Agent shall be paid and is made a part of the Lease Agreement between the parties for the property as described above.

IN WITNESS WHEREOF, the parties hereto hereby execute this Agreement on the date first above written.

By: (SIGNATURE) \_\_\_\_\_  
**Owner/Landlord**

(PRINT NAME) \_\_\_\_\_  
**Owner/Landlord**

By: (SIGNATURE) \_\_\_\_\_  
**Broker/Agent** for ERA Johnson & Thompson Inc., REALTORS

(PRINT NAME) \_\_\_\_\_  
**Broker/Agent** for ERA Johnson & Thompson Inc., REALTORS