

RE/MAX Real Estate Professionals, Inc.
709 Beechurst Avenue, Suite 24
Morgantown, West Virginia 26505
(304) 292-3900

THIS AUTHORIZATION AGREEMENT, Made and entered into on this ____ day of _____, 200_, by _____ and _____, Owner, of _____, who's phone number is _____, and RE/MAX Real Estate Professionals, Broker. Email address _____

I. **WITNESSETH:** That for and in consideration of the sum of \$1.00, cash in hand paid, the receipt of which is hereby acknowledged, the Owners, do hereby appoint Broker as their lawful Agent, with full power to act for them, to do any and all of the following:

1. To lease, manage, and maintain that certain property, located at:

_____.

2. To make repairs and answer all trouble calls dealing with said property which do not exceed _____ Hundred (\$_____) Dollars for any on particular repair or expense, including reasonable measures to protect the property against harm and depreciation. The costs of these repairs and expenses may be satisfied from the proceeds of revenues (rent) collected by RE/MAX Real Estate Professionals.

3. To collect all monies received for rent and services, and to safeguard all monies received.

4. To lease aforesaid property for such periods as is customary.

5. To institute any legal action necessary to collect rent monies or for damage to the subject property.

II. THE OWNER HEREBY COVENANTS AND AGREES WITH THE AGENT AS FOLLOWS:

1. That the owner will carry fire and liability insurance in proper amounts and will designate RE/MAX Real Estate Professionals as a "NAMED INSURED" on its liability policy.

2. That the owner is, at the time of the execution of these presents, the sole owner of the aforesaid premises and is legally authorized to execute this agreement of agency and has the full right to lease the premises.

3. That the owner will allow the subject property to be rented to any persons without regard to race, creed, color, sex or national origin.

_____/_____

4. Termination of this agreement may be effectuated by a written statement giving notice to that effect at any time by either party, but will not terminate until such notice is given.

5. RE/MAX Real Estate Professionals shall have the right to hold all security deposits and disperse them when the lease is complied with.

6. RE/MAX Real Estate Professionals will make all reasonable efforts to rent said property but cannot be held accountable for non-compliance of the lease by the tenants.

7. This management contract shall be terminated automatically if any litigation should arise between the owner and the tenant which was not caused by the direct acts, words, or deeds of RE/MAX Real Estate Professionals.

III. COMPENSATION FOR SERVICES RENDERED:

1. As compensation for such services rendered, RE/MAX Real Estate Professionals shall receive _____ percent (____%) of each month's rental proceeds thereafter for the remainder of the term or the remainder of the agreement, whichever ever is first in time. Any leases which are not full-year terms will be prorated as to compensation, accordingly.

Rental amount _____ per unit.

Executed this _____ day of _____, 20_____

Owner

Social Security Number

Mailing Address

Cell phone : _____ other contact number _____

Emergency Contact information _____

Agent for RE/MAX Property Management

Date