

Condo Management Solutions

PROPERTY MANAGEMENT AGREEMENT

A. Parties

This Agreement is between **Nicolette Griffin**, owner(s), and Condo Management Solutions, LLC. Both parties enter into this agreement for property management services provided by Condo Management Solutions, LLC for the property(s) owned by Owner and listed below.

B. Property(s) to Be Managed

Condo Management Solutions, LLC will be renting out **Harbor Beach [REDACTED]** if the property is or becomes vacant, under a separate written rental agreement at the rate of 1/2 month's rent.

Rent: \$750 Deposit: \$99 / \$375 Concessions: 1 month free to the tenant

C. Dates/Terms

This agreement becomes effective as of **July 20, 2007**. This agreement is for a term of month to month. Owner or Condo Management Solutions, LLC may cancel this agreement at anytime. Both parties agree to give the other a minimum of 30 days advance notice. This agreement may be terminated immediately for any one of the following reasons: Proof of Sale.

D. Responsibilities

The Owner hereby assigns the Condo Management Solutions, LLC as agent to handle the following responsibilities:

1. Rent Collection

- collect rents when due
- sign rent receipts (if applicable)
- maintain rent-collection records
- collect late rents and charges
- prepare late rent notices
- serve late rent notices on tenants
- serve rent increase and tenancy termination notices
- deposit rent collections in bank
- forward rent payment to owner after verification rent check has cleared

2. Maintenance / Repairs at Owner(s) Cost

- give rental violation notices when applicable
- accept tenant complaints and repair requests
- inform Owner of maintenance and repair needs if cost exceeds \$50.00
- garbage disposal stoppages/repairs
- faucet leaks
- appliance repair
- heater repair
- handle all other routine maintenance and repairs
- coordinate repairs with contractors if needed (with owner approval)

Condo Management Solutions^{LLC}

3. Other Responsibilities

- Provide number to tenants so they will have an emergency contact number

E. Payment terms

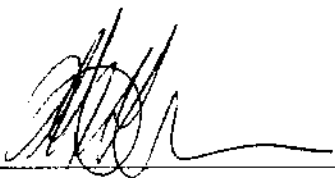
Condo Management Solutions, LLC will be paid in advance on the 1st day of each month as follows: 8% of the monthly rent per month/per unit as follows:

1. 3550 Rebel Run [REDACTED] Orlando FL 32822

F. Additional agreements and amendments

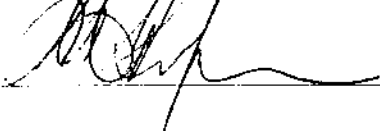
Owner and Condo Management Solutions, LLC agree that any modifications to the agreement must be in writing and signed by both parties:

G. Signatures

X Owner Signature  Date 7/20/07
X Owner Printed Name Nicolette Maxwell - BRIGHT Date 7/20/07
X Address [REDACTED] FL 33332 Phone [REDACTED]

Condo Management Solutions, LLC duly authorized _____

I hereby authorize the release of all keys, cards, and gate remotes to Condo Management Solutions, LLC.

X Owner Signature  Date 7/20/07