REAL ESTATE MANAGEMENT AGREEMENT

This agreement between _____, herein after called Owner, and AIM Realty, Inc., hereinafter called Broker, whereby the Owner does appoint the Broker, the Exclusive Agent to rent, lease, operate and manage the property(ies) at _____.

This agreement shall be for a term of one year and will automatically extend itself upon the stated expiration date but <u>can be cancelled</u> by either party by giving <u>30 day written notice</u> to the other party at any time.

Owner hereby grants Broker the authority to do whatever acts the Broker deems proper and necessary to the effective management of the property. Owner gives the Broker the right to institute repairs and maintenance to the property and pay for the same out of owner funds. Repairs and maintenance, except of an emergency nature, over the sum of $200 shall not be made without notification to the Owner.

Owner agrees to pay Broker a management fee of _____ or _<u>6</u>__ % of the monthly rent rate every month and a leasing fee for a new lease equal to one month's rent. There will be a $100 fee for an existing lease renewal. Broker will render a statement monthly postmarked by the 10th of the month showing funds collected and expenses disbursed.

Owner agrees to indemnify Broker, his agents, contractors and employees from all claims, suits and charges that may arise out of this agreement, unless due to negligence by Broker. Owner will be responsible for maintaining insurance coverage on the property and will carry public liability insurance. Owner agrees to reimburse Broker for any attorney fees or court costs in the event Broker defends any action arising out of the agreement brought by others. Each party hereto binds their successors, assigns, heirs, administrators and executors to this agreement.

AIM Realty, Inc.
14417 Cornerstone Village Drive
Houston, Texas 77014
Office: 281-440-4418
Fax: 281-440-3571
Email: info@aimrealtymanagement.com

_____
William R. Klingberg, Broker

_____
Date

_____
Owner Signature

_____
Owner Mailing Address

_____
City, State, Zip

_____
Owner Email

_____
Owner Home Phone

_____
Owner Work Phone

_____
Owner Cell Phone

_____
Owner Social Security

_____
Insurance Agent & Phone