

COMMERCIAL PROPERTY MANAGEMENT AGREEMENT

for

(Property Address)

1 This PROPERTY MANAGEMENT AGREEMENT ("Agreement"), entered into this _____ day of
2 _____, _____, by and between _____ ("Owner") of the
3 property described below ("Property") and _____ ("Broker"), by and through its
4 _____ (Company Name)
5 authorized agent _____ ("Agent"), who is duly licensed to manage the Property.
6 In consideration of the mutual terms of this Agreement the parties agree as follows:
7

8 1. PARTIES

9 (A) **Identification.** The parties to this Agreement are:

10 OWNER:

11 BROKER:

12 Name: _____ Company Name: _____
13 Address: _____ Address: _____
14 Phone: _____ Phone: _____
15 Fax: _____ Fax: _____
16 Email: _____ Email: _____

17 (B) **Authority.** If Owner is not an individual, Owner is a(n) estate corporation limited liability
18 company (LLC) trust partnership limited liability partnership (LLP) other, which entity was chartered or created
19 in _____ (State). The individual signing this agreement for the Owner represents to Broker that he/she has the authority
20 to bind Owner to this Agreement, to act for Owner, and is acting in the capacity of _____
21 (title) for the Owner.

22 (C) **Notices.** Any notices, demands, consents and reports necessary or provided for under this Agreement shall
23 be in writing and shall be addressed as set forth in paragraph A of this Section. All notices shall be faxed and sent by regular mail.
24 Notices shall be effective as of the date the notice is faxed and mailed (whichever is later).
25

26 2. EMPLOYMENT OF MANAGING BROKER

27 (A) **Employment and Acceptance.** Owner employs Broker as the sole exclusive Agent of Owner to
28 manage the Property, but not lease the property

29 **-OR-**

30 manage and lease the Property

31 upon the terms and conditions provided herein. Broker accepts the employment and shall furnish the services of the organization
32 for the management of the Property. Owner shall pay all of the expenses in connection with this service described herein. Owner
33 understands and agrees that Broker's services will be performed through one or more authorized agents, and any reference to
34 Broker in this Agreement includes such authorized agents.
35

36 (B) **Relationship of Broker to Owner.** The relationship of the parties to this Agreement shall be that of principal
37 and agent, and all duties to be performed by Broker under this Agreement shall be on behalf of Owner, in Owner's name and for
38 Owner's account. In taking any action under this Agreement, Broker shall be acting only as agent for Owner, and nothing in this
39 Agreement shall be construed as creating a partnership, joint venture or any other relationship between the parties or as requiring
40 Broker to bear any portion of losses arising out of or connected with the ownership or operation of the Property. Broker shall not
41 at any time during the period of this Agreement be considered a direct employee of Owner. Neither party shall have the power to
42 bind or obligate the other except as expressly set forth in this Agreement, except that Broker is authorized to act with such
43 additional power as may be necessary to carry out the spirit and intent of this Agreement. Broker, under this Agreement, shall not
44 be responsible for delays in the performance of any obligation unless there is an intentional delay caused by Broker or its agents
45 and employees.
46
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48
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50

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Authorized Agent for Broker _____ Owner _____ Owner _____

1 (C) **Description of the Property.** The Property to be managed under this Agreement is commonly known as
2 _____, APN _____, as more fully
3 described on Exhibit 1 attached hereto and/or any Multiple Property Addendum attached hereto and incorporated herein.
4

5 (D) **Term.** The term of this Agreement shall be for an initial period of _____ years (the "initial term")
6 beginning on _____ and ending _____. Unless earlier terminated
7 as provided in Section 18 herein, the Agreement will renew for a like term, unless either party gives the other 30 days written
8 notice of non-renewal.
9

10 **3. BROKER COMPENSATION AND EXPENSES.** As compensation for the services rendered by Broker under this
11 Agreement (and exclusive of reimbursement of the expenses to which Broker is entitled hereunder), Owner shall pay Broker for
12 each Property or unit of Property subject to this Agreement as follows:
13

14 (A) **Management Services.** Broker shall be paid the greater of \$ _____ per month or _____ %
15 of the monthly gross collected rents. Payments due Broker for periods of less than the scheduled rental periods shall be prorated.
16 A vacancy in the Property or a unit of the Property or failure by a tenant to pay rent does not excuse payment of the minimum
17 management fee.
18

19 (B) **Set-Up Fee.** For entering the Property into Broker's property management system, Broker shall be paid a
20 one time, non-refundable fee of \$ _____ .
21

22 (C) **Selling Commission.** If, within the term of this Agreement or within 180 days thereafter, a tenant shall
23 enter into a purchase agreement or lease/option to purchase the Property, Broker shall be deemed the procuring cause of the sale,
24 and Owner shall pay Broker a fee of _____ % of the selling price. If, within the term of this Agreement, Owner shall
25 decide to sell the Property on the market, Owner shall list the Property with Broker for a fee of _____ %, subject to a
26 separate listing agreement.
27

28 (D) **Interest on Unpaid Sums.** Any sums due Broker under the terms of this Agreement, and not paid within
29 30 days after such sums have become due, shall bear interest at the rate of 12% per annum.
30

31 (E) **Extraordinary Services.** An hourly fee of \$ _____ per hour shall be paid to Broker for all
32 necessary or requested tasks not considered normal management duties.
33

34 (F) **Leasing Fees.** If Broker is authorized to lease the Property under Section 2(A), additional fees and
35 expenses will be incurred by Owner pursuant to Section 9 herein.
36

37 (G) **Termination Fees.** Additional fees may be due upon Termination of this Agreement pursuant to Section 18
38 herein.
39

40 **4. BANK ACCOUNTS**

41 (A) **Trust Account.** Broker shall establish a separate Trust Account, apart from any company or corporate
42 account, for the deposit of collected receipts in an institution whose deposits are insured by the federal government. Such
43 depository shall be selected by Broker. Designated funds relating to the Property in the Trust Account remain the property of
44 Owner subject to disbursement of expenses by Broker as described in this Agreement. Any interest accrued on this account will
45 be retained by Broker. Broker shall notify Owner if a new reserve amount is required.
46
47

48 (B) **Initial Deposit and Reserve.** Immediately upon commencement of this Agreement, Owner shall remit to
49 Broker the sum of \$ _____ as a reserve. Owner shall maintain the reserve stated above at all times in the
50 Trust Account to enable Broker to pay the obligations of Owner under this Agreement as they become due. Broker shall notify
51 Owner if additional funds are required.
52

53 (C) **Security Deposit Trust Account.** Broker shall ~~OR~~ shall not maintain a separate Security Deposit
54 Trust Account for security deposits, cleaning and other deposits.
55
56
57
58
59

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Authorized Agent for Broker _____ Owner _____ Owner _____

1 **5. COLLECTION OF RENTS AND OTHER RECEIPTS**

2
3 (A) **Broker's Authority.** Broker shall collect all rents, charges and other amounts receivable on Owner's
4 account in connection with the management and operation of the Property. Such receipts shall be deposited in the Trust Account
5 maintained by Broker for the Property.

6
7 (B) **Special Charges.** If permitted by applicable law, Broker may collect from the tenants and retain any and
8 or all, but not limited to the following: an administrative charge for late payment of rent, a charge for returned or non-negotiated
9 checks, an administrative charge for eviction proceedings, interest and a rental application fee.

10
11 (C) **Security Deposit.** Broker shall collect a security deposit and deposit it into the Trust Account or Security
12 Deposit Trust Account (if selected in Section 4(C) above). Any interest earned on tenant security deposits shall be retained by
13 Broker. In accordance with applicable law and the leases for the Property, Broker will account to the Tenant(s) for the security
14 deposits, make lawful deductions from the security deposits and return the security deposit balances to the Tenants(s). Upon
15 termination of this Agreement, Broker shall deliver to Owner the security deposit(s) held by Broker under leases for the Property,
16 less deductions authorized by law and this Agreement, and will send written notices to the Tenant(s) stating (1) that this
17 Agreement has terminated; (2) contact information for the Owner or designee; and (3) that Owner is responsible for accounting
18 and returning the Tenant's security deposit. In such event, Owner will indemnify Broker from any claim or loss from a Tenant for
19 the return of the security deposit.

20
21 (D) **Enforcement of the Leases.** Broker is authorized to institute, in Owner's name, all legal actions or
22 proceedings for the enforcement of any lease term, for the collection of rent or other income from the Property, or for the eviction
23 or dispossession of the tenants or other persons from the Property. Broker is authorized to sign and serve such notices as Broker
24 deems necessary for lease enforcement, including the collection of rent or other income. If Broker deems it necessary, Broker may
25 retain an attorney of Broker's choice (unless Owner supplies Broker with the name of Owner's attorney). Owner shall pay all
26 attorneys fees and court costs.

27
28 **6. DISBURSEMENTS OF RENTS AND OTHER RECEIPTS**

29
30 (A) **Operating Expenses.** From the Trust Account, Broker is hereby authorized to pay or reimburse itself for
31 all expenses and costs of operating the Property and for all other sums due Broker under this Agreement, including Broker's
32 compensation.

33
34 (B) **Debt Service.** Owner shall give Broker advance written notice of at least 30 days to make any additional
35 monthly or recurring payments (such as mortgage indebtedness, general taxes, special assessments or insurance premiums) out of
36 Owner's proceeds from the Property. If Owner notifies Broker to make such payments after the beginning of the term of this
37 Agreement, Broker shall have the authority to name a new contingency reserve amount, and Owner shall maintain this new
38 contingency reserve amount at all time in the Trust Account.

39
40 (C) **Net Proceeds.** To the extent that funds are available and after maintaining the cash contingency reserve
41 amount as specified in Section 4(B), Broker shall transmit the cash balances to Owner monthly.

42
43 **7. BROKER IS NOT REQUIRED TO ADVANCE FUNDS.** If the balance of the Trust Account is at any time
44 insufficient to pay disbursements due and payable, Owner shall, not later than 10 days after notice, remit to Broker sufficient
45 funds to cover the deficiency and replenish the contingency reserve. In no event shall Broker be required to use its own funds to
46 pay such disbursements, nor shall Broker be required to advance any monies to Owner or to the Trust Account. If Broker
47 advances any monies in connection with the Property to pay any Owner expense, Owner shall reimburse Broker, including
48 interest at a rate of 12% per annum, and Broker may deduct such amounts from any monies due Owner.

49
50 **8. FINANCIAL AND OTHER REPORTS**

51
52 (A) **Owner/IRS Relationship.** Owner is required to file all required Internal Revenue Service (IRS) forms and
53 meet all IRS requirements. Owner agrees to provide Broker with appropriate IRS forms (e.g., W-9) before any funds are disbursed
54 to Owner.

55
56 (B) **Reports.** Broker shall furnish Owner with a statement of cash receipts and disbursements from the
57 operation of the Property monthly. In addition, Broker shall, on a mutually acceptable schedule, prepare and submit to

Property Address: _____

1 Owner such other reports as are agreed on by both parties. Broker shall submit as required by the IRS at the conclusion of each
2 calendar year a Form 1099 indicating the total income received from the Property.
3

4 **9. LEASING AND RENTING**
5

6 (A) **Authority.** This Section 9 is only applicable if Broker is authorized to lease the Property under Section
7 2(A) herein. Broker is authorized to advertise the Property for lease by any means and methods that Broker determines are
8 reasonably competitive; place "For Lease" signs on the Property in accordance with applicable laws, regulations and/or other
9 restrictions; negotiate, prepare and sign all leases, including all renewals and extensions of leases; and cancel and modify existing
10 leases for Owner. All costs of leasing shall be paid out of the Trust Account. Leases are to be written on Broker's standard lease
11 form.
12

13 (B) **Management/Maintenance Review.** Broker shall make management/maintenance reviews of the Property
14 at the time of occupancy, when the tenant vacates and at such other times as Broker feels necessary or advisable and report
15 matters concerning the condition of the Property to Owner. In the event of vacancy, Broker will take reasonable precautions to
16 secure the Property.
17

18 (C) **Additional Compensation and Expenses.** In addition to any compensation and expenses set forth in
19 Section 3 herein, Owner shall pay Broker as follows:
20

21 (1) **Leasing Fee.** For the procurement of a Tenant(s) for whom a lease is signed, Broker shall be paid
22 a leasing fee as follows: \$ _____ -OR- _____ % of the first month's rent -OR- _____ %
23 of the annual rent.

24 (2) **Referral Commission.** Owner also authorizes payment of a referral commission to the referring
25 broker not to exceed \$ _____. Owner understands and agrees that such commission will be paid to any
26 real estate Broker (including Broker's leasing staff) who brings a qualified tenant that results in a signed lease.

27 (3) **Lease Renewals.** For Lease renewals, Broker shall be paid a leasing fee of \$ _____
28 -OR- _____ % of the monthly rent -OR- _____ % of the annual scheduled rent.

29 (4) **Advertising.** Owner agrees to pay in advance for any and all advertisements placed on Owner's
30 behalf. Unless specified by Owner, Owner agrees that advertising (including choice of media) is in the Broker's
31 discretion.
32

33 **10. REASONABLE MAINTENANCE AND REPAIR.** Broker shall make or cause to be made, through contracted
34 services, employees or otherwise, all ordinary repairs and replacements reasonably necessary to preserve the Property in a
35 habitable condition and for the operating efficiency of the Property, and all alterations required to comply with lease
36 requirements, governmental regulations or insurance requirements. Any cost exceeding \$ _____ must be approved
37 by Owner in advance except that in an emergency where repairs are immediately necessary for the preservation and safety of the
38 Property, to avoid the suspension of any essential service to the Property, to avoid danger or life of property, or to comply with
39 federal, state or local law; such emergency repairs shall be made by Broker at Owner's expense without prior approval.

40 **11. UTILITIES AND SERVICES.** Broker shall, in Owner's name and at Owner's expense, make contracts for
41 electricity, gas or water and such other services as necessary or prudent for the operation of the Property. All utility charges and
42 deposits shall be Owner's responsibility.
43

44 **12. INSURANCE.**
45

46 (A) **Owner's Insurance.** Owner shall obtain and keep in force adequate insurance against damage and against
47 liability for loss, damage or injury to property or persons which might arise out of the occupancy, management, operation or
48 maintenance of the Property. The deductible required under such insurance policies shall be Owner's expense. Broker shall be
49 named as an additional interest on all liability insurance maintained with respect to the Property. Liability insurance shall be in
50 form, substance and amounts reasonably satisfactory to Broker, but not less than \$500,000 (five hundred thousand dollars). Owner
51 shall provide Broker with proof of fire insurance policies in force and shall obtain adequate vandalism coverage for the Property.
52 Owner shall furnish Broker with a certificate evidencing fire and liability insurance or with duplicate copies of such policies
53 within 15 days after the date of this Agreement. Such policies shall provide that notice of default or cancellation shall be sent to
54 Broker as well as Owner and shall require a minimum of 30 days written notice to Broker before any cancellation of or changes to
55 such policies.
56

57 (B) **Tenant's Insurance.** Tenants shall -OR- shall not be required to obtain renter's insurance.
58

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Authorized Agent for Broker _____ Owner _____ Owner _____

1 **13. SAVE HARMLESS.** Owner shall indemnify, defend and save Broker harmless from all loss, investigation, suits,
2 damage, cost, expense (including attorneys fees) liability or claims arising from Owner's negligence; any personal injury or
3 property damage incurred or occurring in, on or about the Property; or Owner's failure to disclose any material or relevant
4 information about the Property or providing incorrect information to any person.
5

6 **14. BROKER ASSUMES NO LIABILITY.** Broker assumes no liability for any damages, losses, or acts of omission
7 by the Tenant. Broker assumes no liability for any acts or omissions of Owner or previous Owners or previous brokers. Broker
8 assumes no liability for default by any tenant. Broker assumes no liability for violations of fire, building, environmental or other
9 regulations which may become known during the term of this Agreement. Any such regulatory violations or hazards discovered
10 by Broker shall be brought to the attention of Owner, and Owner shall promptly cure them. Broker shall not be liable in the event
11 of bankruptcy or failure of the depository bank where Owner's funds are deposited.
12

13 **15. OWNER'S RESPONSIBILITY FOR EXPENSES OF LITIGATION.**

14
15 **(A) Litigation and Compliance Expenses.** Owner shall pay all fines, penalties, or other expenses in
16 connection with any claim, proceeding or suit involving an alleged violation of any law pertaining to fair employment, fair credit
17 reporting, environmental protection, rent control, taxes, fair housing, or illegal discrimination on the basis of race, sex, color,
18 religion, national origin, physical handicap, familial status, elderliness or all other protected classes; provided, however, that
19 Owner shall not be responsible to Broker for any such expenses if Broker is finally adjudged in a court of law to have personally,
20 and not in a representative capacity, violated any such law. Nothing contained in this Agreement shall obligate Broker to employ
21 legal counsel to represent Owner in any such proceeding or suit.
22

23 **(B) Fees for Legal Advice.** Owner shall pay reasonable expenses incurred by Broker in obtaining legal advice
24 regarding compliance with any law affecting the Property. If such expenditure also benefits other principals of Broker, Owner
25 shall pay an apportioned amount of such expense.
26

27 **16. REPRESENTATIONS.** Owner represents and warrants that Owner has full power and authority to enter into this
28 Agreement; that there are no written or oral agreements affecting the Property other than disclosed tenant leases, copies of which
29 have been furnished to Broker; that there are no recorded easements, restrictions, reservations or rights of way which adversely
30 affect the use of the Property for the purposes intended under this Agreement; that the Property is zoned for the intended use; that
31 all permits for the operation of the Property have been secured and are current; that the building and its construction and operation
32 do not violate any applicable statutes, laws, ordinances, rules, regulations, orders or the like; that the information supplied by
33 Owner is dependable and accurate; that any loans, notes, mortgages, dues or trust deeds are fully paid and are current without
34 defaults; and that any future defaults on any loans, mortgages, dues or trust deeds will be reported to Broker within 14 business
35 days of Owner's receipt of notice of default.
36

37 **17. COMMON INTEREST COMMUNITY.** If the Property is located within a Common Interest Community (CIC),
38 Owner understands and agrees that Broker is not involved in and has no control over the CIC. Owner understands that the CIC's
39 Declaration of Covenants, Conditions and Restrictions (CC&Rs) may restrict the leasing of the Property, and it is Owner's sole
40 responsibility to determine whether the Property is so affected. Broker assumes no liability for any costs associated with a
41 Tenant's move-out. Broker assumes no liability for understanding or complying with the CC&Rs, and has no responsibility for
42 any future amendments or additions to the CC&Rs. Owner remains solely responsible for assessments, violations and fines/fees
43 payable to the CIC, and agrees to reimburse Broker for any such assessments, fines or fees which Broker may pay on Owner's
44 behalf. Any subsequent and separate notice which identifies Broker as Owner's property manager will not affect the terms of this
45 Section.
46

47 **18. TERMINATION**

48
49 **(A) Early Termination.** This Agreement may be terminated by Owner before the termination date specified in
50 Section 2(D) by written notice to Broker not less than 30 days prior to the termination date specified in such notice, together with
51 a cancellation fee in the amount equal to the management fee that would accrue over the remainder of the stated term or any
52 existing lease agreement or this Agreement, whichever is greater. For this purpose, the monthly management fee for the remainder
53 of the stated term or any existing lease agreement shall be presumed to be the same as that of the last full calendar month prior to
54 service of the notice of cancellation. In the event Owner directs Broker to transfer files and documents to a succeeding
55 management company, Owner will pay Broker a transfer fee of \$ _____. This Agreement may be terminated
56 by Broker before the termination date specified in Section 2(D) upon 30 days written notice to Owner. Within ten days of
57 termination, Owner will pay Broker all monies due under this Agreement. Should this Agreement be terminated by either party
58 prior to leasing the Property, Broker is entitled to retain the Set-Up Fee, and Owner shall reimburse Broker for the actual

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Authorized Agent for Broker _____ Owner _____ Owner _____

1 cost of any expenses incurred relative to the Property. If Owner terminates this Agreement prior to leasing the Property, Owner
2 agrees to pay a cancellation fee of \$ _____.
3

4 **(B) Owner Responsible for Payments.** Upon termination of this Agreement, Owner shall assume the obligations
5 of any contract or outstanding costs incurred by Broker under this Agreement. Broker may withhold funds for 30 days after the
6 end of the month in which this Agreement is terminated in order to pay bills previously incurred but not yet invoiced and to close
7 accounts. Broker shall deliver to Owner, within 30 days after the end of the month in which this Agreement is terminated, any
8 balance of monies due Owner or tenant security deposits, or both, which were held by the Broker with respect to the Property, as
9 well as a final accounting reflecting the balance of income and expenses with respect to the Property as of the date of termination
10 or withdrawal.
11

12 **(C) Leasing Fee Survives.** In addition to the amounts specified in paragraph A of this Section, if Owner
13 terminates this Agreement before the termination date in Section 2(D) and/or before the Property is leased, and within
14 _____ calendar days of the termination the Property is leased to anyone with whom the Broker has had negotiations or to
15 whom the Property was shown prior to the termination, Broker shall be paid the Leasing Fee set forth in Section 9(C). This
16 paragraph C shall not apply if Owner enters into a valid property management agreement with another licensed real estate Broker
17 after termination of this Agreement.
18

19 **19. INDEMNIFICATION SURVIVES TERMINATION.** All representations and warranties of the parties contained
20 herein shall survive the termination of this Agreement. All provisions of this Agreement that require Owner to have insured or to
21 defend, reimburse or indemnify Broker shall survive any termination. If Broker becomes involved in any proceeding or litigation
22 by reason of having been Owner's Broker, such provisions shall apply as if this Agreement were still in effect.
23

24 **20. MISCELLANEOUS**

25 **(A) Rights Cumulative; No Waiver.** The exercise of any right or remedy provided in this Agreement shall not
26 be an election of remedies, and each right and remedy shall be cumulative. The failure of either party to this Agreement to insist at
27 any time upon the strict observance or performance of any of the provisions of this Agreement, or to exercise any right or remedy
28 provided in this Agreement, shall not be construed as a waiver of such right or remedy with respect to subsequent defaults. Every
29 right and remedy provided in this Agreement may be exercised from time to time and as often as may be deemed expedient by the
30 party exercising such right or remedy.
31

32 **(B) Agreement to Mediate; Attorney's Fees.** All parties agree to engage in mediation through the Greater
33 Las Vegas Association of REALTORS® prior to commencing any legal action. In any action or proceeding involving a dispute
34 between the parties arising out of this Agreement, the prevailing party shall be entitled to receive from the other party court costs
35 and reasonable attorneys fees to be determined by the court or arbitrator.
36

37 **(C) Assignment.** Neither party may assign this Agreement without the written consent of the other party.
38

39 **(D) Headings.** All headings and subheadings in this Agreement are inserted only for convenience and ease of
40 reference and are not to be considered in the construction or interpretation of any provision of this Agreement.
41

42 **21. APPLICABLE LAW AND PARTIAL INVALIDITY.** The interpretation of this Agreement shall be governed by
43 the laws of the State of Nevada. Any action arising under this Agreement shall be brought in state court in the county where the
44 property is located. If any part of this Agreement shall be declared invalid or unenforceable by a court of competent jurisdiction,
45 either party shall have the option to terminate this Agreement by written notice to the other party.
46

47 **22. COMPLETE AGREEMENT.** This Agreement shall be binding upon the parties, and each of their respective
48 heirs, executors, administrators, successors and permitted assigns. No amendment is valid unless in writing and signed by the
49 parties. There are no warranties or representations not herein contained.
50

51 **23. FOREIGN INVESTMENTS IN REAL PROPERTY TAX ACT (FIRPTA).** Pursuant to the Internal Revenue
52 Code Section 1441, the deduction of a withholding tax on all fixed or determinable gross income shall be required of any
53 non-resident alien individual, fiduciary, foreign partnership or foreign corporation unless exempt under provisions provided under
54 said IRS Section. If Owner is a non-resident alien individual, fiduciary, foreign partnership or foreign corporation, Broker will
55 require a written statement from either a CPA or U.S. Tax Attorney. Owner is -OR- is not a non-resident alien individual,
56 fiduciary, foreign partnership or foreign corporation.
57
58

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Authorized Agent for Broker _____ Owner _____ Owner _____

1 **24. ADDITIONAL TERMS:** _____
2 _____
3 _____
4 _____
5 _____
6 _____
7 _____
8 _____
9 _____
10 _____
11 _____
12 _____
13 _____
14 _____
15 _____
16 _____
17 _____
18 _____

19
20 **No commercial information exchange, commercial alliance or Association of REALTORS® is a party to this Agreement**
21 **and no commercial information exchange, commercial alliance or Association of REALTORS® sets, controls, recommends**
22 **or suggests the amount of compensation for any service rendered pursuant to this Agreement.**

23
24 **All properties are offered without regard to race, color, religion, sex, national origin, ancestry, handicap or familial status**
25 **and any other current requirements of federal, state and local laws.**

26
27 **Broker cannot give legal advice. THIS IS A LEGALLY BINDING CONTRACT. All parties are advised to seek**
28 **independent legal and tax advice to review the terms of this Agreement before signing.**

29
30
31 **BROKER:** _____
32 (Company Name)

33
34 **By:** _____
35 Authorized Agent for Broker Date Owner Signature Date
36 Printed Name: _____

37
38 **By:** _____
39 Broker Date Owner Signature Date
40 Printed Name: _____

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EXHIBIT 1

PROPERTY INFORMATION

Owner Name: _____

Property Address: _____

APN: _____

Property is Retail Office Industrial Apartment

Single Use Multi-Use (attach Multiple Property Addendum)

Existing Tenant (if any):

Name: _____

Home Phone: _____

Work Phone: _____

Acceptable Rental Rate/Month: Minimum: \$ _____ Maximum: \$ _____

Acceptable Lease Term: Minimum _____ Years / Maximum: _____ Years

Property Address: _____