



EXCLUSIVE RENTAL MANAGEMENT AGREEMENT

This Agreement is made on [DATE], between Verandah Properties, LLC ("Broker/Agent") and [OWNER NAME] ("Owner/Landlord"). In consideration of the mutual covenants set forth below, the parties agree as follows:

1. APPOINTMENT OF BROKER

Owner/Landlord grants Broker/Agent the exclusive right to rent, lease, operate, and manage the property located at [PROPERTY ADDRESS], [COUNTY], Florida, as well as any additional properties later added to this Agreement. Owner/Landlord appoints Broker/Agent as their authorized agent and attorney-in-fact, granting full authority to take all necessary and lawful actions to manage the property, including signing leases on Owner/Landlord's behalf.

2. TERM & TERMINATION

This Agreement begins on [START DATE] and remains in effect until terminated by either party under the following terms:

Owner/Landlord Termination: May terminate this Agreement with 30 days' written notice.

Termination is effective only when received in writing by Broker/Agent. Owner/Landlord must pay all outstanding expenses incurred by Broker/Agent before termination is finalized. Broker/Agent may withhold any owed amounts from Owner/Landlord's account balance before final disbursement.

Broker/Agent Termination: Broker/Agent may terminate this Agreement at any time with written notice. Immediate termination may occur if, in Broker/Agent's professional judgment or legal counsel's opinion, Owner/Landlord's actions or inactions are illegal, improper, or jeopardize tenant or public safety.

3. RENTAL PRICING & MARKET CONDITIONS

Broker/Agent will set and adjust the rental price based on prevailing market rates to maximize occupancy and secure qualified tenants.

4. BROKER/AGENT ACCEPTANCE

Broker/Agent accepts this appointment and agrees to:

Exercise due diligence in performing all duties under this Agreement. Provide full-service management, including rental, leasing, operation, and oversight of the Property.

5. AUTHORITY & POWERS

Owner/Landlord grants Broker/Agent full authority to manage the property at Owner/Landlord's expense, including but not limited to:

(a) Advertising & Showings

Advertise the rental availability of the Property using online listings and other marketing platforms. Broker/Agent will install a secure Rently.com lockbox on the Property to facilitate self-showings for prospective tenants. Rently.com requires credit card verification from prospects and provides instant notifications of showings to Verandah Properties, LLC via text and email.

(b) Rental & Leasing

Negotiate, sign, renew, or cancel leases on behalf of Owner/Landlord. Collect and issue receipts for rents, deposits, and other charges. Lease terms will not exceed one year without Owner/Landlord's prior authorization. Owner/Landlord will not be provided with a tenant's credit report or application details unless the tenant provides written consent in accordance with legal and privacy regulations.

(c) Tenancy & Evictions

Issue necessary legal notices (e.g., lease violations, rent demands, termination notices) on behalf of Owner/Landlord with prior authorization. Pursue evictions and legal actions to recover possession of the Property and outstanding rent with Owner/Landlord's authorization. Negotiate settlements or reinstate tenancies if deemed expedient and beneficial to Owner/Landlord.

(d) Repairs & Maintenance

Broker/Agent is authorized to coordinate, supervise, and pay for repairs, inspections, and necessary improvements to maintain the Property, including Third-party inspections, General repairs & emergency maintenance, Routine improvements, alterations, and minor decorative updates

Repair Notification:

Broker/Agent will notify Owner/Landlord of any repair or service; however, notification is for informational purposes only and does not require prior approval. Repairs must often be addressed promptly to avoid unnecessary delays, vendor trip charges, tenant disruptions, or additional damage.

Emergency Repairs:

Broker/Agent has full discretion to authorize and complete emergency repairs when necessary to: Prevent property damage or further loss, Protect tenant health and safety, Maintain essential services or comply with lease obligations, Avoid fines, penalties, or service interruptions.

✓ Examples of Emergencies:

HVAC system failure (A/C or heating)

Major appliance failures (refrigerator, range, etc.)

Plumbing emergencies, flooding, mold/mildew concerns

Any condition posing an immediate safety risk

⚠ Broker/Agent will not advance personal funds for repairs. All payments must be made from Owner/Landlord's available funds.

(e) Vendor Contracts & Services:

Broker/Agent has the authority to hire, manage, and dismiss vendors, contractors, and service providers as needed for property operations. Duties may be delegated to third-party vendors, attorneys, employees, agents, or independent contractors, but Broker/Agent is not responsible for their actions, omissions, or negligence, except for those directly employed by Broker/Agent. Broker/Agent is not liable for incomplete or defective repairs, property damage, work delays, or any issues caused by third-party vendors. Owner/Landlord acknowledges that all vendor agreements are made at their own risk, and Broker/Agent's role is strictly limited to coordination and oversight.

(f) Expense Payments:

Broker/Agent will pay all property-related expenses from Owner/Landlord's available funds, including but not limited to:

✓ Property management fees

✓ Vendor/service invoices

✓ Maintenance and repair costs

If Owner/Landlord defaults on their mortgage, Broker/Agent will increase the required owner reserve to \$5,000 to cover potential owner-obligated repairs as required by law.

(g) Trust Funds & Financial Handling:

All collected funds will be held in a separate trust account at a U.S. government-insured financial institution.

Broker/Agent is not liable for financial institution failures, bankruptcies, or loss of funds beyond Broker/Agent's control.

(h) Attorney's Fees & Legal Assistance:

Broker/Agent is not authorized to practice law. If legal action is required for rent collection or eviction, Owner/Landlord is responsible for all associated legal costs unless enrolled in the Eviction Protection Program or SureVestor Protection Plus Bundle. Broker/Agent has the authority to select and engage legal counsel on behalf of Owner/Landlord for such matters. If Owner/Landlord engages an attorney to communicate or negotiate on their behalf, Broker/Agent will engage legal counsel as needed, with all associated costs billed to Owner/Landlord.

(i) Commission & Legal Disputes:

In the event of any litigation between Owner/Landlord and Broker/Agent, the prevailing party shall be entitled to recover all attorney's fees and costs.

(j) Condominium & Homeowners Associations (HOA):

Any lease for a condominium unit shall be subject to the rules and regulations of the Association and its Board of Directors.

Owner/Landlord is responsible for all HOA-related fees, assessments, and fines, including:

- ✓ Recreation, land, or special assessments
- ✓ Fines levied by the HOA
- ✓ Any delinquent HOA fees that negatively impact the tenant's rights

If HOA fees become delinquent and impact tenant occupancy, Broker/Agent has the right to use rental proceeds to bring payments current. However, if rental proceeds are insufficient, Broker/Agent is not responsible for unpaid HOA dues, fines, or assessments. Owner/Landlord remains solely responsible for all HOA-related financial obligations, regardless of rental income availability, and must provide Broker/Agent with the most up-to-date HOA rules and regulations.

(k) Hurricanes, Natural Disasters & Acts of God:

Broker/Agent is not responsible for taking precautionary measures or securing the property in the event of hurricanes, tropical storms, or other acts of God.

(l) Property Damage & Missing Items:

Broker/Agent is not responsible for any damages, theft, vandalism, or missing items from the property, whether caused by tenants, guests, or external circumstances. For furnished units, Owner/Landlord must provide Broker/Agent with a detailed inventory list. If a tenant causes damage or owes unpaid rent, Broker/Agent has the exclusive authority to:

- ✓ Assess damages and determine the amount due
- ✓ Charge the tenant accordingly
- ✓ Settle disputes based on professional judgment and legal counsel

Broker/Agent has the authority to file security deposit claims on behalf of Owner/Landlord but is not liable for claims on damages that were not readily apparent.

(m) Tenant Security Deposits:

Broker/Agent will hold all tenant security deposits in a trust account as required by law. Security deposits will be processed and disbursed in accordance with legal requirements and Broker/Agent's professional judgment, without direction from Owner/Landlord.

(n) Owner Reserve Account:

Owner/Landlord must maintain a **\$500.00 reserve** in Broker/Agent's trust account. If the reserve falls below \$500.00, Broker/Agent may replenish the account from rental proceeds before distributing funds to

Owner/Landlord. Repair Costs: If funds are used for repairs, Broker/Agent will withhold the amount disbursed from the next rent payment or any available rental income before forwarding proceeds to Owner/Landlord.

(o) Monthly Owner Statements:

Broker/Agent will provide a detailed monthly statement reflecting rental income, expenses, fees, and any other relevant charges for each property.

(p) Owner/Landlord Distributions:

Broker/Agent will send rental proceeds to Owner/Landlord after deducting:

- ✓ Management fees and commissions
- ✓ Maintenance or repair expenses
- ✓ Advertising and marketing costs

Payment Timing: Funds are electronically deposited to Owner/Landlord after tenant payments have cleared. No funds will be disbursed until Broker/Agent's bank confirms deposit clearance unless received as certified funds.

(q) Holding Deposits:

If a prospective tenant places a good faith deposit but fails to take possession:

- ✓ Broker/Agent has the sole authority to refund the deposit in full or in part, based on legal counsel's advice.
- ✓ Owner/Landlord agrees to hold Broker/Agent harmless for deposit refund decisions.

(r) Fund Disbursements:

Owner/Landlord's rental proceeds will be disbursed in the following order:

- Fees, charges, and reimbursements due to Broker/Agent under this Agreement.
- Operating expenses, costs, and disbursements payable from Owner/Landlord's funds held by Broker/Agent.
- Reserve replenishment, ensuring the required reserve balance is maintained.
- Remaining balance to Owner/Landlord after all obligations have been met.

6. OWNER/LANDLORD RESPONSIBILITIES

(a) Documentation & Records:

Owner/Landlord agrees to provide and keep all documentation and records up to date and submit them to Broker/Agent for the effective management of the property.

(b) Service Contracts & Home Warranties:

Owner/Landlord must provide copies of any existing service contracts or warranties (if applicable). If no service agreements are provided at the time this Agreement is executed, Broker/Agent will assume none exist. Tenant **Handling of Warranties:** If a current service contract or warranty is provided to Broker/Agent, tenants will be instructed to contact the warranty provider directly for covered repairs.

Non-Responsive Home Warranties: If a home warranty provider fails to meet professional standards, Broker/Agent will proceed as if no warranty exists to ensure timely repairs.

Unauthorized Repairs: If an independent contractor is mistakenly dispatched due to a tenant request, and a warranty was applicable, the tenant will be responsible for the cost. Broker/Agent is not liable for payment in these cases.

(c) Keys, Access Devices & Security Measures:

Owner/Landlord is required to provide:

- ✓ Three (3) full sets of keys to Broker/Agent. If not provided, Broker/Agent will make copies at Owner/Landlord's expense.
- ✓ All access devices such as pool keys, gate codes/cards, garage remotes, and mailbox keys (if applicable).

✓ Window blinds & hardware for unfurnished units or authorize Broker/Agent to install them at Owner/Landlord's expense.

(d) Lock & Security Policy:

Upon tenant move-out, Broker/Agent will rekey or replace locks at Owner/Landlord's expense for security reasons and per legal counsel's recommendation.

(e) Indemnification & Liability Protection:

Owner/Landlord agrees to indemnify and hold harmless Broker/Agent and all individuals within Broker/Agent's firm from any and all costs, liabilities, claims, damages, or legal actions related to:

- ✓ Injury or death of any person(s) occurring on or about the property.
- ✓ Damage to real or personal property related to the management, rental, or operation of the property.
- ✓ Any claims arising from the performance of Broker/Agent's duties under this Agreement.

Exclusions: This indemnification does not apply in cases where damages are caused by the proven negligence of Broker/Agent or its employees.

7. INSURANCE & UTILITIES

(a) Insurance Requirements:

Owner/Landlord must maintain public liability, property damage, and any other necessary insurance to protect both themselves and Broker/Agent. Broker/Agent must be named as an Additional Insured on all such policies. At a minimum, Owner/Landlord must maintain public liability insurance on the property with the following coverage:

- ✓ \$500,000 per person
- ✓ \$1,000,000 per occurrence

Proof of Insurance: Owner/Landlord must provide Broker/Agent with:

- ✓ Proof of active coverage
- ✓ A copy of the insurance declaration page
- ✓ Verification that Broker/Agent is named as an Additional Insured

Failure to Provide Proof of Insurance: If Owner/Landlord fails to provide proof of coverage, they will be automatically enrolled in Broker/Agent's general liability policy at Owner/Landlord's expense.

Indemnification for Insurance Lapses: Owner/Landlord assumes full liability for any claims or damages resulting from a lapse in coverage and agrees to indemnify Broker/Agent for any losses incurred due to insufficient insurance.

(b) Utilities

Tenant Responsibility: Unless otherwise agreed upon, tenants are required to place all utilities (electricity, water, gas, cable, internet, etc.) in their own name where allowed by law.

Owner-Paid Utilities: If tenants use utilities under Owner/Landlord's account, Owner/Landlord must:

- ✓ Pay the full bill on time
- ✓ Forward a copy to Broker/Agent for tenant reimbursement (if applicable)

Utility Termination Prohibited:

Owner/Landlord must not terminate any essential utility service while the property is occupied. Any improper termination may result in legal claims, fines, or penalties. If Broker/Agent incurs legal expenses or damages due to Owner/Landlord's improper utility termination, Owner/Landlord agrees to indemnify Broker/Agent for all related costs.

Vacant Properties: While the property is vacant, Owner/Landlord must ensure electricity and water remain active in their name to prevent maintenance delays and facilitate rent-ready preparation.

Broker/Agent Limitations:

Broker/Agent cannot activate or manage utilities on behalf of Owner/Landlord, as utility providers require accounts to be in the property owner's name. Additionally, most utility companies do not separate property-specific billing, making it impractical for Broker/Agent to oversee utility accounts.

Recommended Setup:

✓ Owner/Landlord is encouraged to set up online access for utility accounts to streamline payments and management. Utility activation should be maintained as needed to ensure seamless property management.

8. TENANT COMMUNICATION & LEGAL OBLIGATIONS:**(a) Owner/Landlord Contact with Tenants:**

Owner/Landlord agrees to avoid direct contact with tenants, including but not limited to in-person visits, phone calls, emails, or mailed correspondence.

Legal Implications: If Owner/Landlord engages with tenants directly and a legal dispute arises, they may be required to testify in court as ordered by a judge.

Management Authority: Direct tenant contact undermines Broker/Agent's ability to effectively manage the property. Owner/Landlord understands that direct communication with tenants may be grounds for termination of this Agreement at Broker/Agent's discretion.

(b) Required Property Information:

Owner/Landlord agrees to provide any information requested by Broker/Agent, as deemed necessary for the effective and accurate management of the property.

(c) Taxpayer Identification:

Owner/Landlord must provide Broker/Agent with a valid Social Security Number (SSN) or Taxpayer Identification Number (TIN) for tax reporting purposes and is solely responsible for complying with all tax reporting and payment obligations related to rental income. Broker/Agent does not provide tax filing services, and Owner/Landlord agrees to indemnify and hold Broker/Agent harmless from any claims, penalties, or liabilities arising from tax-related discrepancies.

(d) Foreclosure Proceedings & Assignment of Rents:

Owner/Landlord affirms that all mortgage payments, property taxes, and HOA fees are current at the time of signing this Agreement.

In the Event of Foreclosure or Liens:

If the property becomes subject to a lien, foreclosure, or rent assignment by a lender, HOA, or any other entity, Broker/Agent may:

- ✓ Follow any court orders regarding rent payments.
- ✓ Disburse rental funds to the requesting entity based on legal counsel's advice.

Security Deposits & Advanced Rent:

✓ If foreclosure occurs, Broker/Agent has full authority to release security deposits and/or advance rent to any relevant party, including the tenant, even if the tenant remains in possession or owes rent.

9. SELLING THE PROPERTY & FINANCIAL OBLIGATIONS:**(a) Selling the Property & Tenant Rights:**

Under Florida law, tenants have the right to quiet enjoyment of the property throughout their lease term. If Owner/Landlord intends to sell the property, they may only list it for sale during the last 60 days of the tenant's lease. Any showings or sale-related activities must be coordinated through Broker/Agent in compliance with lease terms and tenant rights.

(b) Financial Obligations & Indemnification:

Owner/Landlord affirms that all financial obligations related to the property are current and not in a state of delinquency. This includes, but is not limited to:

- ✓ Liability insurance
- ✓ Property taxes
- ✓ Mortgage payments
- ✓ Utilities (electricity, water, gas, etc.)
- ✓ Homeowner's or Condominium Association fees, assessments, and charges
- ✓ Any outstanding liens or service provider payments

(c) Indemnification:

If a dispute arises due to Owner/Landlord's failure to meet financial obligations, and it negatively impacts the tenant's rights, Owner/Landlord agrees to indemnify and hold Broker/Agent harmless for any resulting damages, legal disputes, or financial losses. Tenants have the legal right to peaceful and quiet enjoyment of the premises. If financial delinquency causes disruptions, tenants may have grounds to withhold rent, break the lease, or hold Owner/Landlord liable for damages.

(d) Broker/Agent Authority: If Owner/Landlord misrepresents financial obligations or fails to maintain required payments, Broker/Agent reserves the right to terminate this agreement immediately and hold Owner/Landlord liable for damages or outstanding fees.

10. COMPENSATION:

Owner/Landlord agrees to pay Broker/Agent mandatory fees that cover essential property management services, including but not limited to:

(a) Marketing Fee:

The marketing fee is **waived** for the first year of management. For all future tenant placements, a \$100 marketing fee will apply.

(b) Leasing Fee Terms: THIS DEPENDS ON THE RENTAL RANGE (PLEASE CHECK WITH VERANDAH REP)

The Leasing Fee is charged for the execution of a negotiated lease. The fee is due regardless of whether the tenant is secured by Broker/Agent, Owner/Landlord, or any other party, as long as:

- ✓ The property is rented within 90 days after termination of this agreement to a tenant introduced by Broker/Agent or a cooperating broker. Broker/Agent does not guarantee tenant performance under any lease agreement.

(c) Tenant Takeover Fee (If Applicable):

If a tenant is already in place when Broker/Agent assumes management, an acquisition fee of **\$250** will be charged. This fee covers the onboarding, administrative setup, and integration of the existing tenant into Broker/Agent's management system.

(d) Additional Fees & Charges Paid by Tenants:

Broker/Agent may charge tenants customary market fees, which may vary over time based on market conditions. These fees help offset costs and maintain competitive management fees. Broker/Agent retains 100% of all tenant-paid fees and has full discretion in setting, collecting, and allocating these fees in accordance with industry standards and applicable laws.

(e) Evictions, Court & HOA Appearances:

If Owner/Landlord placed the tenant prior to Broker/Agent assuming management, and the tenant requires eviction, Owner/Landlord agrees to:

✓ Pay a \$300 eviction service fee, in addition to the full cost of the eviction process. If Broker/Agent is required to appear in court, mediation, or an HOA hearing on behalf of Owner/Landlord, a \$300 service fee per appearance will be charged.

Eviction & Default Handling:

If a tenant defaults on rent payments, violates lease terms, or holds over beyond their lease term, **Verandah Properties, LLC** has sole discretion to:

- ✓ File for eviction, unlawful detainer, or other civil actions on behalf of the Owner/Landlord.
- ✓ Pursue legal remedies against the tenant and any occupants.

Any recovery of attorney fees, unpaid rent, damages, or other tenant charges will be disbursed to Verandah Properties, LLC for the benefit of the Owner/Landlord.

Court, Mediation & HOA Hearings:

If Broker/Agent is required to appear in court, mediation, or an HOA hearing on behalf of the Owner/Landlord, a \$300 service fee per appearance will be charged.

(f) Postage & Forwarding Charges:

Routine postage costs are included in management services. However, extraordinary postage expenses such as:

- ✓ International mail
- ✓ Expedited shipping
- ✓ Forwarding of packages delivered to the property will be billed separately and deducted from monthly rent proceeds.

(g) Commission on Sale to Tenant:

If a tenant placed by Broker/Agent purchases the property, Broker/Agent is due a 1.5% commission at closing. This applies if:

- ✓ The buyer is a current tenant placed by Broker/Agent.
- ✓ The buyer is a former tenant who occupied the property within the past 12 months.

Additional Notes:

Broker/Agent is not responsible for negotiating the sale. Broker/Agent will not represent either party in the transaction. The 1.5% commission is due at closing, regardless of whether another agent is involved.

(h) No Cancellation Fee & Reimbursement Clause:

Owner/Landlord may terminate this Agreement with 30 days' written notice, with no cancellation fee.

However, if the agreement is canceled within the first 90 days, Owner/Landlord agrees to reimburse Broker/Agent for any direct expenses incurred, including:

- ✓ Professional marketing photos
- ✓ Professional third-party property inspection

Charges will be billed at cost, and copies of invoices will be provided.

11. SERVICES NOT INCLUDED IN STANDARD PROPERTY MANAGEMENT: (not limited to the following services)

Coordinating & Overseeing Major Renovations – Broker/Agent does not manage full-scale property remodels or renovations beyond basic maintenance, rent-ready turns, and repairs.

Handling Insurance Claims – Broker/Agent does not oversee or manage any Insurance Claims.

Eviction Court Appearances – While Broker/Agent may assist with the eviction process, legal representation in court is not included.

Property Security & Monitoring – Broker/Agent does not provide security services or routine property inspections beyond standard lease enforcement.

12. SERVICES BEYOND STANDARD PROPERTY MANAGEMENT:

Broker/Agent does not provide services outside the normal scope of property management. If Owner/Landlord requests a service beyond standard management duties, Broker/Agent will engage a qualified third-party professional at Owner/Landlord's expense. Any such services will be billed directly to Owner/Landlord or deducted from available funds.

13. TRANSITION OF MANAGEMENT:

If Owner/Landlord chooses to assume direct management of the property or transfer management to another property manager after one full year under this Agreement, a **\$500** transition fee will apply.

This fee covers the administrative and operational steps necessary for a smooth transition, including:

- ✓ Tenant communications & coordination
- ✓ Accounting reconciliation and financial closeout
- ✓ Transfer of records & property files
- ✓ Cancellation of management-related services
- ✓ Return of keys, remotes, and access devices (if applicable)

14. OWNER/LANDLORD FINANCIAL OBLIGATIONS & LIABILITY:

Owner/Landlord must remit all requested funds to Broker/Agent within 10 days of written notice, including payments related to monthly statements. Failure to do so may result in a late fee of \$50 per week or 1.5% interest per month, whichever is greater, and rental proceeds may be withheld until the balance is paid in full. Broker/Agent is not responsible for any late fees, service charges, foreclosures, interest charges, or credit damage resulting from Owner/Landlord's failure to make timely payments.

15. ENFORCEMENT & COLLECTION OF FUNDS:

(a) Legal Proceedings & Collections:

Verandah Properties, LLC will cooperate with Owner/Landlord in legal proceedings for rent collection, possession, or damages. However, all legal costs are the responsibility of the Owner/Landlord. Broker/Agent is authorized, but not required, to file legal proceedings to enforce the lease or pursue unpaid charges.

16. BROKER/AGENT REPRESENTATION:

Broker/Agent acts as a transaction broker under Florida law, providing limited representation to both Owner/Landlord and tenants without fiduciary duties to either party. In some cases, Broker/Agent may manage multiple properties that a tenant is interested in, or facilitate lease agreements for both parties.

17. NOTICES:

All required notices between Owner/Landlord and Broker/Agent must be in writing and may be sent via email or first-class mail to the designated contact information on file. Either party may update their contact information by providing written notice to the other party.

18. BINDING AGREEMENT:

This Agreement shall be binding upon and shall inure to the benefit of Owner/Landlord and Broker/Agent and their respective heirs, administrators, executors, successors, and assigns.

19. EQUAL HOUSING OPPORTUNITY:

Verandah Properties, LLC and the Owner/Landlord offer the Property in full compliance with federal, state, and local anti-discrimination laws.

20. MEDIATION & DISPUTE RESOLUTION:

Before pursuing arbitration or court action, Owner/Landlord and Broker/Agent agree to first attempt to resolve disputes through mediation with an impartial mediator. Mediation fees, if any, will be split equally between both parties. Any party that skips mediation and directly files arbitration or court action may forfeit their right to recover attorney's fees, at the discretion of the arbitrator or judge.

(a) The following matters are excluded from the mediation requirement:

- Foreclosure or enforcement of a deed of trust, mortgage, or installment land sale contract.
- Unlawful detainer (eviction) actions.
- Mechanic's lien disputes.
- Probate court matters.

In any legal action or arbitration arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs, except where restricted by the mediation clause above.

21. ELECTRONIC DELIVERY OF TAX FORMS (1099 & 1042-S):

By signing this agreement, the Owner/Landlord consents to receiving required tax forms electronically through the Verandah Properties Owner Portal.

Terms of Electronic Delivery:

- Electronic Format – Tax forms will be available in a downloadable and printable format via the Owner Portal.
- Email Notification – Owner/Landlord will receive an email alert when tax forms are available.
- Withdrawal of Consent – Owner/Landlord may opt out of electronic delivery at any time by providing written notice, after which tax forms will be mailed to the address on file.
- Hardware/Software Requirements – Owner/Landlord must have internet access and a device capable of viewing PDF documents.

This consent remains in effect unless withdrawn in writing by the Owner/Landlord.

22. PET POLICY:

Owner/Landlord agrees that when Broker/Agent lists the property for rent, the marketing ad will state that "pets will be considered." Broker/Agent uses a professional pet screening service as part of the formal application process to evaluate all potential pets, ensuring compliance with property rules and risk management. Aggressive breed restrictions apply – these breeds are not permitted. Emotional Support Animals (ESA) & Service Animals: Our pet screening service includes a detailed, verifiable application process for any ESA or service animal to ensure compliance with federal and state legal requirements.

23. ANIMAL PROTECTION GUARANTEE:

Verandah Properties, LLC provides a complimentary Animal Protection Guarantee of up to \$1,500. This guarantee covers pet-related damages beyond what is covered by the tenant's security deposit and pet deposit. Any claims made under this guarantee will be reviewed and processed at Verandah Properties, LLC's discretion.

24. SPECIAL STIPULATIONS:

SUREVESTOR PROTECTION PLUS BUNDLE:

(a) Initial Coverage Period

For the first year of this Agreement, Verandah Properties will automatically enroll the property in the SureVestor Protection Plus Bundle at NO COST to the Owner. This coverage fulfills the requirement for Verandah Properties to be added as an additional insured party, eliminating the need for the Owner to provide proof of such coverage during this initial period.

(b) Continuation of Coverage After the First Year

After the first year, the Owner may choose to continue coverage under the SureVestor Protection Plus Bundle. The cost for continued coverage is:

- ✓ \$55 per month OR
- ✓ \$600 annually (if paid upfront).

(c) Coverage Details

The SureVestor Protection Plus Bundle provides:

- ✓ Comprehensive Landlord Protections.
- ✓ \$1 Million General Liability (GL) Policy, supplementing the Owner's existing insurance for enhanced property protection.

(d) Cancellation Within the First 18 Months

If the Owner cancels the Property Management Agreement within the first 18 months, the Owner must reimburse Verandah Properties for the cost of the SureVestor Protection Plus Bundle premium that was covered during the first year.

25. ELECTRONIC SIGNATURES:

The parties agree that this Agreement may be executed using electronic signatures, which shall hold the same legal effect as original, handwritten signatures.

SAMPLE