

Shelby Chty Judge of Probate, AL 06/09/2006 01:32:41PM FILED/CERT

Parcel ID: 13-8-27-1-006-026.000 Land Type:

Zoning:

Property:

VILLAGE PARRISH A TOWNHOME COMMUNITY

RESURVEY

HELENA AL

Book/Page: 24/075

Block/Lot:

MANAGEMENT AGREEMENT

in consideration of the co	Jvenants neren contamed,		
	, (hereinafter called "Owner")		
hereinafter called "Agent"), agre	ee as follows:		
1. EMPLOYMENT: The real property located at	t 127 Frances	lease rent operate	and manage 80 in
accordance with the terms of the for annual periods thereafter unagreement or any such renewal terminate this agreement. This A shall be governed by, and interp	is agreement for a period of or nless on or before thirty (30) do period, either party notifies the agreement and the rights and ob treted in accordance with, the la	ne year from the da ays prior to the exp other in writing of he oligations of the part aws of the State of A	ite hereof and iration of this intention to les hereunder Alabama. The
Agent and Owner agree that no duties, or obligations under this party. This Agreement is to be	s Agreement, without the prior interpreted and construed on	written authorization the express assur	n of the other nption that all
parties participated in its drafting declared invalid or unenforceab	ole, the balance of this Agreem	nent shall remain in	

- AGENT'S AUTHORITY, DUTIES AND POWERS: The Owner gives to the Agent the following authority, duties and powers and agrees to assume the expenses incurred in the performance of the following:
- Rents: To collect and deposit all receipts for the Owner in an account in a national or state financial institution, separate from Agent's personal accounts.
- Deposits: To collect and deposit all Security Deposits and Earnest Money Deposits in an account as above. To hold such funds in trust for Owner and Tenant and to pay said funds in accordance with the terms of the lease or sale agreement that caused them to be deposited.
- Leasing: To lease the property; Agent is granted an exclusive right to lease this property during the term hereof; to advertise the property for rent at Owner's expense and to display "For Rent" signs; to verify prospective tenants' employment and credit references; to negotiate renewals bricancellations of leases; to terminate leases; to sign and serve such notices as Agent deens necessary.
- Repairs: To cause to be made and to supervise repairs and alterations to said premises and to purchase supplies and to pay all bills therefor. After the property is leased, the Agent agrees to secure the prior approval of the Owner for all expenditures in excess of \$100.00 for any one item, except for monthly or recurring charges previously approved by the Owner, or

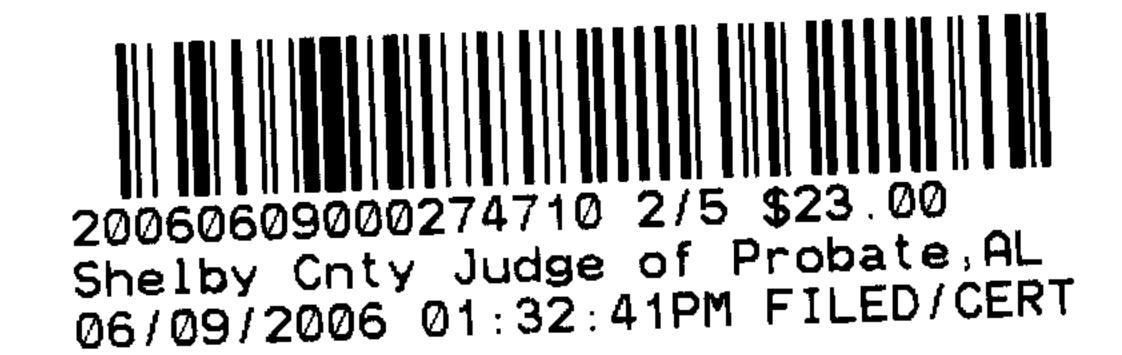
in the event that the Owner is not reasonably available for consultation or if, in the opinion of Agent, such repairs are necessary to protect the property from damage or loss.

- e. Service Contracts: To make contracts as may be necessary for garbage removal, pest control or other services Agent may deem necessary, the Owner to continue to be liable for such obligations which may extend beyond the termination date of this agreement.
- f. Statements: To render monthly and annual detailed statements of receipts and expenses.
- g. Flayments to Owner: To remit to the Owner on or about the fifteenth of each month any funds remaining from rents received after paying necessary disbursements. In the event that disbursements exceed receipts, Owner will immediately remit such excess to Agent.
- h. Litigation: To enter into litigation on behalf of Owner as Agent determines to be in Owner's best interest, to hire legal counsel, and to offer and accept settlements of disputes.

3. OWNER'S OBLIGATIONS:

- expenses or other obligation incurred by Agent in the proper exercise of his authority and duties hereunder; to be personally responsible for the payment to Agent of the amount of excess of expenditures over receipts. Owner hereby grants to Agent a lien against said property to insure the repayment to Agent of said excess and any other amounts that may be due hereunder. In the event that any or all of such an excess remains unpaid to Agent one month after Agent has delivered to Owner a statement showing the amount of the excess, Owner will incur a service charge equal to one and one-half (1 ½) percent of the amount of the excess unpaid each month.
- agents and employees from and against all claims, damages, losses, and expenses, including attorney's fees actually incurred, arising out of, resulting from, or directly or indirectly connected with the performance of Agent's work and services performed under this agreement, including, but not limited to, the Agent's rental or management of the herein described property, and from any liability for any alleged injury, damage, or loss suffered by any tenant, applicant, or other person whatsoever. Owner agrees to carry, at his own expense, necessary public liability insurance in an amount not less than \$300,000, which policy shall be so written as to protect Agent in the same manner and to the same extent they protect Owner and will name Agent as an additional insured. The Agent, also, shall not be liable for any error of judgement or from mistakes of fact or law, or for anything which it may do or refrain from doing, except in the case of willful misconductor gross negligence. The Owner also agrees to hold the Agent harmless for damages to said property by the tenants which may exceed the amount of any security deposits and which damages are determined by Agent to be uncollectible.

2



- Owner shall recognize Agent as the Broker in any negotiation relating to the property, or any part thereof, and in the event of the consummation of any sale or lease thereof. Owner shall pay to Agent a commission as follows: one half of one month's rent each time a new tenant executes a lease; ten percent (10.0%) of rent, pet fees, late fees and any other item of income received by or for Owner at the time the income is received; for the sale of the property to someone who occupies the property during the term of this agreement or its extension or during the term of an extension or renewal of a lease that was active during the term of this agreement: six percent (6.0%) of the sales price. Agent will be entitled to these fees so long as the property is occupied by someone who occupied the property during the term of this agreement or during the term of the lease's extension or renewal even if this agreement has been terminated. It is agreed that any lease/purchase agreement negotiated by any party during the term of this agreement or its extension is subject to this agreement and will obligate Owner to the commissions herein agreed.
- an operable smoke detector. Owner understands that Alabama law and/or regulations of the State Fire Marshall may operate to place an extreme liability on the Owner in the event that a person or property is damaged in a fire and regulations concerning fire detectors have not been followed.
- e. Habitability: Owner warrants that the premises are habitable and that they are in compliance with all state and local ordinances relating to rental property.
- 4. NOTUE: All written notices to the Owner may be addressed and mailed to the Owner at 275 Ock of Cricle 35022 and mailed to the Agent at #1 Office Park Circle, Suite 100, Birmingham, Alabama 35223.
- 5. EINDING AGREEMENT: This agreement shall be binding upon and will inure to the benefit of the parties hereto, their representatives, successors, heirs or assigns.
- 6. EISCRIMINATION: It is illegal to discriminate in the sale or lease of real estate because of race, religion, sex, handicaps, national origin, or familial status.
- 7. CWNER'S WARRANTY: The Owner warrants that he is the Owner of the property described herein or that he has the authority to execute this agreement.
- 8. ATTORNEY'S FEES: If, withing 30 days or such longer period as may be agreed upon by the Agent and Owner in writing, the parties cannot resolve any dispute, claim or

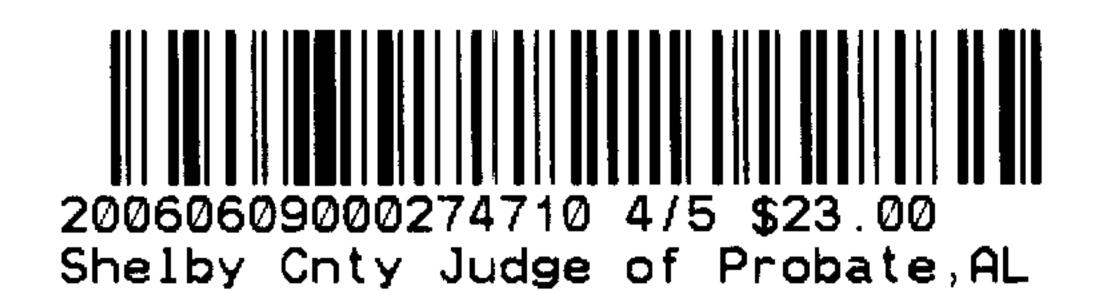
2



controversy arising from or relating to the Agreement, or any dispute, claim, or controversy arising from or relating to the validity of this Agreement or these arbitration provisions, or any future claim, dispute, or controversy arising between them, then the Agent and Owner agree and consent to resolve all such disputes, claims or controversies through binding arbitration in accordance with the National Rules for the Resolution of Commercial Disputes of the American Arbitration Association (and, to the extent not inconsistent, the rules of The Federal Arbitration Act) in effect at the time the demand for arbitration is made. One arbitrator shall be used and shall be chosen by rhutual agreement of the parties. If, within 30 days after one party notified the other of an arbitrable dispute, no arbitrator has been chosen, an arbitrator shall be chosen by AAA pursuant to the applicable National Rules, The arbitrator shall coordinate and limit as appropriate all pre-arbitrable discovery, which shall include document production, information request, and depositions. No later than 30 days prior to the hearing, or at such other time as the arbitrator may direct, the parties may file dispositive motions, including motions for summary judgement, in accordance with the arbitrator's guidelines and procedures for motion practice. Following the arbitration hearing, the arbitrator shall issue a written decision and, if necessary, an award, stating the reasons therefor. In issuing his decision, the arbitrator shall apply the substantive law (and the law of remedies) of the State of Alabama, or the federal law (if applicable) that would be applied by a federal court sitting in Alabama. The Federal Rules of Evidence shall apply to the arbitration proceedings. The arbitrator's decision and award, if any, shall be exclusived final, and binding on the parties, their respective heirs, executors, administrators, suchessors, agents, assigns, attorneys, and all other persons or entities in privity with the parties. The award, if any, shall be enforced pursuant to The Federal Arbitration Act, according to the procedure outlines in 9 U. S. C. Section 13. The agent and Owner understand that by agreeing to these arbitration provisions, they are agreeing to substitute one legitimate dispute resolution for (arbitration) for another(litigation, and both parties are hereby knowingly and voluntarily waiving their respective rights to have their disputes resolved in court, including their respective rights to trial by jury. Each party shall pay its own attorney's fees and expenses incurred in connection with the arbitration proceedings; all other expenses of arbitration shall be equally divided between parties, provided, however, that the arbitrator shall have the authority to assess any of the foregoing costs against any party acting in bad faith. Should either party bring any legal action (other than arbitration) against the other with respect to any claim required to be arbitrated under this agreement, then the other party shall be entitled to recover from such party all damages, cost, expenses, and attorney's fees incurred as a result of such action.

- 9. RECORDING: It is agreed that this agreement may be recorded in the public records.
- 10. FACSIMILE SIGNATURE: It is agreed that a signature on this agreement received by either party by facsimile shall be as binding as an original signature.
- 11. FAYING EXPENSES: Agent agrees to be responsible for paying bills for property taxes, property insurance, termite bond renewals, fire dues, annual garbage/trash fees, etc. after

4



06/09/2006 01:32:41PM FILED/CERT

Owner has directed him to make such payments in writing.

- 12. CONDITION OF PROPERTY: Owner will deliver property to Agent, prior to the first lease, in a condition to include clean carpets, clean appliances, gutters cleaned, yard cut, bushes trimmed, and painted surfaces in good condition. Should the property be delivered not in this condition. Agent is directed to make repairs at Owner's expense to bring it to that condition.
- 13. VVHCILE AGREEMENT: This agreement expresses the whole and entire agreement between the Owner and Agent with reference to Agent's responsibilities in connection with the management of the described property and this agreement may not be changed or modified in any way other than by in writing.

signatures this _2	25 the par day of	Sc. Jesusian	Lave anixed		JOCLIVO
					Owner
					Owner
			Social Se	curity Number	
RUDULPH REAL	ISTATE NC.				
By its Presidert					

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Revised 9/03

5

Dennis B. Burgess- AL Real Estate Lic# 83611

I hereby certify that these are true signatures.