

HENSON PROPERTY MANAGEMENT, LLC

626 C Admiral Drive Ste., 735 Annapolis, MD 21401 Phone: (443) 835 – 2635 • Fax (443) 835- 2658 hensonproperty@yahoo.com

TENANT PLACMENT AGREEMENT

BY THIS AGREEME	NT made and entered into on	, by and between
		("Client"), and
1 ,	nent, LLC ("Agent"); Client hereby employs the wing described property/properties (the "Propert	C I
Property:		
	Lock Box Code:	

WHEREAS Client holds actual title to the Properties listed above, AND

WHEREAS Agent is experienced in the business of advertising rental properties, soliciting rental property tenants, conducting property showings/viewings of real estate similar to the above-described property, AND

WHEREAS Client desires to engage the services of Agent to manage and operate the property, and Agent desires to provide such services on the following terms and conditions.

NOW THEREFORE, in consideration of mutual covenants and agreements, stated herein the parties agree as follows:

- 1. **FIND PROSPECTIVE TENANT:** The Agent shall procure qualified tenant/tenants for Client. In performance of duties agent shall advertise the property, solicit tenants and conduct showings/viewings of the Properties. In consideration, the Client shall pay the fees proscribed in Section 2 of this agreement, in accord of the terms of this agreement.
- 2. **TENANT PLACEMENT FEE:** Agent shall receive a tenant placement fee, equivalent to one full month's rent, as agreed upon on in the Properties lease. The fee shall be due and owing upon execution of the HAP contract and or execution of the residential lease, whichever shall occur first. If Agent is not paid in a timely manner Client shall be responsible for all court costs, attorney fees and other reasonable fees incurred in pursuing the collection of said debt. An additional \$25.00 fee will be charged on each day after HAP signing if Tenant Placement payment has not been received by Henson Property Management.
- 3. **AFTER SHOWING:** Agent shall be compensated for the rental of any property Agent has shown to a perspective tenant or any other property Client rents to that perspective tenant within a six month period.
- 4. **ADVERTISING AND PROMOTION:** Agent shall be vested with authority to advertise Properties. Agent shall advertise vacancies by all reasonable and proper means.
- 5. **PRIVILEGES & IMMUNITIES:** The Agent shall be given the authority to view and make status inquires pertaining to the Properties' HAP contracts and other confidential communications. The Agent shall be vested with the authority to register the Properties with the applicable municipalities and/or agencies.

- 6. **HOLD HARMLESS:** Agent shall be held harmless for any property damage or destruction that may result from tenant placements or tenant showing.
- **RELATIONSHIP OF THE PARTIES:** Nothing in this Agreement is intended to, or shall be deemed to, constitute a partnership or joint venture between the parties.
- 8. **ENTIRE AGREEMENT; AMENDMENT:** This instrument contains the entire Agreement between the parties hereto with respect to the subject matter hereof and supersedes and cancels all previous negotiations, agreements, commitments, and writings in connection herewith. No statements, promises, or inducements made by either party or Agent of either party that are not contained in this written Agreement shall be valid or binding. It may be amended only by an agreement in writing, signed by each of the parties hereto and specifically referring to this Agreement.
- 9. **GOVERNING LAW:** This Agreement shall be governed by and interpreted in accordance with the laws of the State of Maryland.
- 10. **PERFORMANCE:** With regard to the payment of fee due the Agent, time shall be of the essence.
- 11. **NOTICES:** Any notice required under this agreement shall be deemed to have been given when so spoken or delivered, sent by fax or mailed, in accord with the terms of this agreement, to:

IF TO AGENT:	IF TO CLIENT:	
Noland Henson	Owner Name:	
626-C Admiral Dr. Suite 735	Address:	
Annapolis, MD 21401	_	
	Phone Number:	
	Fax:	
	Email:	

12. **INDEMNIFICATION/HOLD HARMLESS:** The Client does hereby irrevocably convent, promise and agree to hold the Agent harmless from and against any and all losses, claims, expenses, suits, costs, demands, damages or liabilities, joint or several, of whatever kind or nature arising out of or relating in any way to this agreement, including without limitation attorney's fees, costs and expenses actually incurred in defending against or enforcing any such losses, claims, expenses, suits, damages or liabilities.

IN WITNESS WHEREOF, the parties have executed this agreement as of the date first above written.

Owner Signed	Owner Printed	DATE
	Henson Property Management LLC.	
Agent Signed	Agent Printed	DATE

Noland L. Henson	, Owner & COO
626C Admiral Dr Suite 735 Annapolis, MD 21401	410-320-6360 Owner
hensonproperty@yahoo.com	443- 835- 2635 Office

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Property List Addendum

1.	Address:	
	Lock Box	Cash Tenant Excepted Y/N if Yes Market Rent
2.	Address:	
	Lock Box	Cash Tenant Excepted Y/N if Yes Market Rent
3.	Address:	
	Lock Box	Cash Tenant Excepted Y/N if Yes Market Rent
4.	Address:	
	Lock Box	Cash Tenant Excepted Y/N if Yes Market Rent
5.	Address:	
	Lock Box	Cash Tenant Excepted Y/N if Yes Market Rent
6.	Address:	
	Lock Box	Cash Tenant Excepted Y/N if Yes Market Rent

Property Spec.'s Addendum Amenities, Features, Extras

1.	RENT FORM : Section-8 Only [] Market Tenant Only [] Section-8 or Market Tenant []
2.	ACCEPTIBLE MONTHLY RENT AMOUNT: \$
3.	# OF BEDROOMS : 1 2 3 4 5 6 7
4.	# OF BATHROOMS : 1 2 3 4 5 6 7
5.	FLOORING: Ceramic Tile [], Wall-to-Wall Carpet [], Vinyl Tile [], Harwood Floors [], Pergo Floors []
6.	EXTERIOR: Brick [], Stucco [], Vinyl Siding [], Other []
7.	BASEMENT: Unfinished [], Finished []
8.	CENTRAL AIR: Yes [], No []
9.	HANDICAP ACCESSIBLE: Yes [], No []
10.	WASHER/DRYER: Yes [], No []
11.	ANY OTHER FEATURES: