

CONTRACT FOR SERVICES

This agreement is made between Leading Edge Property Management, P.O. Box 897 Lanesboro, MA 01237 (the "Company") and _____ (the "Customer"). The Company and the Customer agree as follows:

1. **The Term of this contract is from _____, 200_ to _____, 200_. Termination of this contract can be accomplished by giving 60 days notice via certified mail, return receipt by either party to the other.**
2. The Company will provide the following services to the Customer under the terms and conditions of this agreement:

For Residential Properties located at _____

- Collection and *deposit of rents to Customers designated financial institution and account or mailed directly to Customer*
 - Take all Resident calls for repairs, complaints, requests, etc.
 - Routine maintenance issues to be taken care of with larger items (exceeding \$150.00) to be reviewed with customer prior to repair. Any such repairs to be reimbursed in full by the Customer.
 - Monthly inspection of exterior to include grounds and any interior common areas and weekly drive by checks.
 - Rental of vacant units. A fee of one half month rent will be charged to cover time and advertising. (Any units vacant at onset of Contract will be charged one month rent as a fee, this includes all marketing costs).
3. The Company agrees to perform such services diligently using its best efforts and providing competent personnel in adequate time to complete the work to professional standards of high quality. The Company may perform such services at the times and locations as may be agreed by the parties.
 4. The Customer agrees that the Company is authorized to sign as agent for the Customer including, but not limited to court documents, public housing paperwork, and so forth. The Company is also authorized to represent the Customer in Berkshire County Housing or District Courts for tenant related issues. The Customer specifically authorizes the Company to order any repairs necessary in an emergency situation when the Company cannot contact the Customer or the emergency requires immediate action.

10. This agreement shall be binding upon the parties, and upon their heirs, executors, personal representatives, administrators and assigns. No person shall have a right or cause of action arising out of or resulting from this agreement except those who are parties to it and their successors in interest.

11. This instrument, including any attached exhibits and addenda, constitutes the entire agreement of the parties. No representations or promises have been made except those that are set out in this agreement. This agreement may not be modified except in writing signed by all the parties.

IN WITNESS WHEREOF the parties have signed this agreement under seal on:

Wendy B. Goodwin, DBA
Leading Edge Property Management

Date

Customer

Date