

Addendum A To Residential Leasing and Property Management Agreement

1. Owners of multiple properties under management receive discounted management fees as follows:
 1. 1-2 Units: no discount
 2. 3-9 Units: 1% discount per unit
 3. 10+ units: 2% discount per unit
2. Minimum Monthly Rent: 3G Properties manages homes at the minimum rental rate \$1500
3. PLEASE NOTE: We do not vary fees to eliminate any Fair Housing issues.
4. A minimum of 6 month's Property Management is required with this agreement. If this agreement is terminated through the sale of the Property or termination of the management agreement for any other reason prior to the end of the first six months of Property Management, Owner shall pay 3G Properties Group sufficient management fees to equal the management fees that would be paid for this minimum six month term.
5. If either party terminates this Property Management Agreement per paragraph 3, 3G Properties Group reserves the right to reconcile Owner's account and complete the final disbursement of funds to Owner within ninety (90) days after receiving either party's written 30 day notice of termination.
6. DISBURSEMENT to owner is made by the 15th of each month. Broker will divide all late fees collected after the 9th of the month 50/50 with owner.
7. IMMEDIATE EVICTION - In cases where a property comes under 3G Properties Group Group management with a Tenant in place that the Owner wants to immediately evict, 3G Properties Group will charge a flat fee of \$500 to represent the Owner in Eviction proceedings.
8. We appreciate and encourage our Owners to review their monthly statements. We are happy to answer and resolve any questions or issues that are brought to our attention within 45 days of your statement posting.
9. If broker must arrange repairs DURING THE TERM OF A LEASE that exceed owner's reserve, owner must deposit prior to commencement of said repair a minimum 50% of the expected cost of the repair. Balance will be due upon completion of the job.
10. Owner must provide active builder, manufacturer, roof, foundation and any other applicable warranties to 3G Properties Group prior to commencement of management or as soon as warranted work has been completed.
11. Owner MUST ACCEPT SERVICE DOGS AND/OR EMOTIONAL SUPPORT ANIMALS in the property if the tenant supplies appropriate documentation, even if the property is listed as No Pets. In addition, no pet fee or pet deposit or increase of rent may be collected regarding said service dogs or emotional support animals.
12. In order to MINIMIZE LIABILITY RISK TO OWNER, regular maintenance and repair items that would normally be a Tenant Responsibility as per Paragraph 17 of the lease, will be performed by 3G Properties Group' personnel if such repair or maintenance item requires the tenant to utilize a ladder of greater than 6' in height or to enter the attic of the property. In the case of light bulb replacement, the Owner shall be responsible for labor costs and tenant shall be responsible for materials.
13. Owner should expect a MINIMUM 7 DAY TURN between tenants.
14. 3G Properties Group will have the right to modify the terms of this Agreement by giving Owner 30 days advance written notice of such modification(s). Owner may reject such modification(s) of the Agreement's terms. If Owner rejects such modification(s) of terms, Owner may terminate the Agreement without being subject to any Early Termination Fees or penalties by providing 3G Properties Group with written notification of its desire to terminate the Agreement. Owner's failure to notify 3G Properties Group in writing of its objection to such modification of terms within thirty (30) days of receipt of such written notice from 3G Properties Group will act as a waiver of any objection to the modifications and shall be deemed as consent to such modifications in their entirety.
15. If owner decides to sell the property while the resident is occupying the property, our management agreement will terminate immediately but any fees due to 3G Properties Group shall remain due and owing.
16. Owner agrees to receive all communication, reports and annual IRS 1099 via electronic delivery.
17. Owner shall not cause the Property to be covered by a home warranty policy during the term of this Agreement. If Owner causes the Property to be covered by a home warranty policy, 3G Properties Group shall have the right to terminate this Agreement upon 30 days written notice to Owner.

_____, _____ Owner _____ Broker Agent