



## Property Management Agreement

This agreement is made and entered into by and between:

Donald P. Blake Jr., Inc. & SYMPHONY, LLC  
Client Name(s)

Referred to as "Client" of the "Property", being the residence, at the following location:

**PHYSICAL LOCATION OF PROPERTY (E911 address, City State ZIP)**

In consideration of the promise and terms of this Agreement, the parties agree as in attached agreement:

Donald P. Blake Jr., Inc. shall use its best efforts to insure that the Property is maintained in an attractive condition and in a good state of repair. In this regard, we shall use our best skills and efforts to serve the owners of the Property and shall purchase necessary supplies, make contracts for, or otherwise provide recommendations related to the maintenance of the Property.

A visual inspection of the exterior and interior of the Property will be performed. Latent and concealed defects and deficiencies are excluded from the inspection. The frequency of home inspection will be determined by the owner(s). All efforts will be made to contact the owner(s) prior to any services required for the operation of the Property.

Donald P. Blake Jr., Inc. shall supervise necessary repairs in the case of emergency, or if we in good faith determine that such expenditures are necessary to protect the Property from damage, to prevent injury to persons or loss of life, or to maintain services to the Client.

Donald P. Blake Jr., Inc. shall employ, discharge, and supervise all on-site employees or contractors required for the efficient operation and maintenance of the Property. All on-site personnel, except independent contractors and employees of independent contractors, shall be the employees of Donald P. Blake Jr., Inc. The salaries of such on-site employees, all charges for services rendered by independent contractors and the employees of independent contractors shall be the responsibility of Donald P. Blake Jr., Inc.; such additional expenses will be added to the payment for regular house maintenance services.

The parties understand and agree that Donald P. Blake Jr. Inc. and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement is done by the Client without giving Donald P. Blake Jr. Inc. required notice, we will have no liability to the Client.

Signature: [Signature]  
Signature: for Symphony, LLC.

Date: July 22, 2018  
Date: \_\_\_\_\_



## Property Management Rate Structure

### Contact Info:

Name: Pall Sperta Financial Billing.  
 911 Address: 1800 Mt. Road Colleen Shepard.  
 Mailing Address: P.O. Box 539 P.O. Box 3049.  
 City/State: Stowe, VT 05672 617-378-8054  
 Cell Phone: 561-762-8188  
 Home Phone: 802-253-9245  
 Email: pall.sperta@gmail.com cShepardconsulting@gmail.com  
 Billing Preference: Email ☒ Mail ☒  
 Contact Preference: Email ☒ Cell ☒ Home Phone ☐

### Rate Structure:

Job Type	Rate Per Hour
Grounds Keeping	\$35.00-\$38.00
Carpenter	\$35.00-\$45.00
Project Manager	\$55.00
Laborer	\$32.00-\$35.00

\*12% mark up on all labor, materials, and sub-contractors not included in above rates.

Signature: Symphony, LLC Date: July 22, 2018  
 Signature: by Pall Sperta Date: \_\_\_\_\_

\* Please notify us of the actual commencement date.  
 Thank you -  
 PS!