

EJF Real Estate Services, Inc.

2639 Connecticut Avenue, NW, Suite 113
Washington, DC 20008
Office 202-537-1801 Fax 202-537-1805

EXCLUSIVE AUTHORIZATION TO RENT AND PROPERTY MANAGEMENT AGREEMENT

This Agreement, made on July 6, 2005 by and between EJF Real Estate Services, Inc. (hereinafter referred to as "EJF") and _____ (hereinafter referred to as "Owner") who represents that he/she/they has/have the right to lease the Property, with improvements thereon, located at:

ADDRESS: _____
UNIT#: _____ PARKING SPACE#: _____ UNIT TYPE: _____
 House Condominium Cooperative NAME OF ASSOCIATION: _____
(hereinafter referred to as "Property").

The Owner hereby exclusively employs EJF to rent, lease, operate and manage the Property upon the terms hereinafter set forth.

1. RENTAL TERMS.

- A. **Rent:** The Property is to be offered at a rental of \$ _____ per month. EJF shall negotiate and execute leases in its best judgment, whether higher or lower than the above dollar amount, to secure the highest reasonable rent attainable consistent with the circumstances and existing rental conditions.
- B. **Utilities:** The rental price includes all utilities YES NO. If no, the following utilities are to be paid by Tenant:
 ELECTRICITY GAS WATER/SEWER NO UTILITIES INCLUDED OTHER _____
- C. **Furniture:** The Property is to be offered FURNISHED UNFURNISHED
- D. **Lease Term:** The Property is to be offered for a term of no less than twelve (12) months and no more than twenty four (24) months.
- E. **Pets:** Pets accepted NO YES CASE BY CASE. Please describe any limitations on type, size, number or any other special requirement for granting permission to have a pet: _____
- F. **Home Owner's Association.** The lease and/or prospective tenants ARE ARE NOT NOT APPLICABLE subject to the approval of a homeowner's association. If applicable, leases shall be subject to the governing documents of the homeowner's association. Owner agrees to pay any and all fees charged by the homeowner's association in connection with the transfer of occupancy. Owner is responsible for providing EJF with any and all association and/or management rules and regulations, and Declaration, Covenants and Bylaws, where applicable. If none are provided, EJF is authorized to obtain same at Owner's expense.
- G. **Possession.** Possession may be given on or after _____

2. TERM OF THIS AGREEMENT

- A. **Initial Term.** This Agreement shall become effective upon the date of its full execution ("Commencement Date") and end at midnight 90 days following the Commencement Date ("Termination Date").
- B. **Automatic Renewal.** At the expiration of the initial term, this Agreement shall automatically renew and convert to a month-to-month contract.
- C. **Termination.** This Agreement may be terminated by either party giving to the other not less than thirty (30) days prior written notice of their intention to terminate.
- D. **Payment of Fees Upon Termination.** If Owner terminates this Agreement prior to the expiration of any tenancy created hereunder, Owner shall pay to EJF all monies then due under this Agreement, including Finder's Fee if earned and not yet collected and as additional compensation for its services an amount equal to four (4) month's Property Management Fee. Owner agrees to be responsible for all then-existing contracts related to the Property executed prior to the termination of this agreement at to hold EJF



harmless from all claims related to such contracts. This paragraph survives termination of this Agreement.

- E. **Monies.** In the event of the termination of this Agreement for any reason whatsoever, EJV agrees to remit to Owner an accounting of all monies due Owner as soon as all obligations regarding subject property are satisfied. Owner agrees to remit immediately to EJV all monies due EJV in accordance with this Agreement upon demand by EJV.

3. ADVERTISING

- A. **Authorization.** Owner hereby authorizes EJV to advertise the Property at Owner's expense by means and methods as EJV determines to be reasonably competitive. The form, content and frequency of advertisements shall be at the sole discretion of EJV.
- B. **Costs.** Owner agrees to reimburse EJV for the cost of advertising at a rate of \$200 for the initial month (consisting of four weeks) of marketing, or any portion thereof, and \$50 per week for every week the Property is advertised thereafter. EJV will be responsible for all advertising costs in excess to the reimbursable limits set forth herein.
- C. **Multiple Listing.** Owner authorizes EJV to enter the Property into the rental Multiple Listing System of the Metropolitan Regional Information System (MRIS) and to cooperate with other brokers representing tenants in the rental of the Property. Cooperating with and compensating other brokers means that EJV will allow other brokers to show the Property to prospective tenants and that if another broker procures an acceptable tenant, EJV will pay the other broker a portion of the Leasing Fee EJV receives from Owner.
- D. **Lockbox.** When permissible, EJV is authorized to place a lockbox on the Property for the convenience and use of EJV, contractors, exterminators, cooperating brokers or other necessary parties. Owner agrees to completely indemnify, save and hold harmless EJV from any and all claim, loss or liability arising from the use of said lockbox.

4. MAINTENANCE

- A. **Routine Maintenance.** Except as provided herein, Owner authorizes EJV and EJV agrees to attend to the making of necessary and proper maintenance, repairs, cleaning and decorations in and to the Property and the purchase of incidental supplies there-for at the Owner's expense. However, EJV shall not be responsible for making repairs and improvements to the Property above and beyond routine property management duties. Owner authorizes EJV to use the service the contractor(s) of its choice, including EJV Maintenance Services, Inc., to prepare the Property for occupancy, and/or the maintenance and operation of the Property. All work will be billed to Owner at actual costs invoiced or billed to EJV and no surcharge or administrative fee will be charged.
- B. **Spending Limit.** Except in the event of emergencies or as otherwise provided for in this Agreement, expenditures exceeding \$300 will be made by EJV only after being authorized to do so by Owner.
- C. **Emergency Repairs.** It is agreed and understood that emergency repairs are those which in the opinion of EJV are expedient, desirable or necessary for the health, comfort and safety of the tenant or for the protection of the property or to maintain services to the tenants as called for by the tenancy, which repairs EJV is hereby authorized to make. The decision of EJV will be accepted as final in any of the forgoing instances and charges for the same shall be billed to the Owner.

5. RENT CONTROL. Pursuant to Section 205 of the District of Columbia Rental Housing Act of 1985, Rent Stabilization Program (i.e., Rent Control Program):

- A. **Property is Exempt from Rent Control.** Exemption is granted to any person(s) who has direct or indirect ownership in four or fewer residential dwelling units in D.C. The Property will be subject to Rental Control unless a Claim for Exemption and a Certificate of Registration/Exemption are filed annually with DC's Department of Consumer and Regulatory Affairs, Rental Accommodations and Conversion Division (RACD). It is the Owner's responsibility to obtain and maintain such exemptions/registrations and to provide EJV with date stamped copies showing they have been filed with RACD. However, at the request of Owner, or if Owner fails to provide a copies to EJV within 30 days of the Commencement Date of this Agreement, EJV may file on behalf of the Owner and may charge an administrative fee of \$250 for such filing.
- B. **Property is Subject to Rent Control.**
- C. **Property is Located in Montgomery County Maryland.**

6. FEES

- A. **Leasing Fee.** Owner agrees to pay EJV a leasing fee when a tenant has been obtained and a lease agreement consummated. The leasing fee shall be equal to one full month's rent for a lease with an initial term of less than twenty four (24) months and 150% of one month's rent for a lease with an initial term equal to or greater than twenty four (24) months. The Leasing Fee shall be earned, due and payable when a tenant has been obtained by EJV, or by anyone else, including Owner, who is ready, willing and able to lease the Premises on the terms and conditions set forth herein or any variance from those terms to which the Owner may agree. EJV may retain the Leasing Fee (or portion thereof) from the rental payments made by tenant. Additionally, such Leasing Fee shall be paid to EJV if the Property is rented, conveyed, or otherwise transferred within sixty (60) days after the termination of this Agreement or any



extension thereof to anyone to whom the Property had been shown by EJJ or anyone else, including Owner, prior to final termination of this Agreement. This Leasing Fee is separate and apart from the Property Management Fee.

- B. **Property Management Fee.** Owner agrees to pay EJJ as compensation for property management services performed by EJJ a Property Management Fee of eight percent (8%) of all gross rents charged to the Tenant per month or \$50 per month, whichever is greater. The Property Management Fee shall be retained by EJJ from all rental payments collected during the term of any lease negotiated hereby or and renewal or extension thereof. This Property Management Fee is separate and apart from the Leasing Fee.
- C. **Administrative Fees.** If EJJ collects from tenants or prospective tenants administrative charges or fees including, but not limited to, application fees, bad check fees, or late charges, EJJ will retain such fees as compensation for time, effort, and administration required to collect such fees. The administrative fees under this paragraph are earned and payable at the time EJJ collects such fees.
7. **COLLECTION OF RENT.** EJJ will use its best efforts to collect all rentals which become due in accordance with the terms of any lease now in existence on the Property, or which may be executed in the future by EJJ for the Owner, exercising due diligence in this pursuit, but nothing in this Agreement shall be construed as a guarantee by EJJ of the payment of rents or other charges by the tenant(s). EJJ shall keep accurate records of the receipts and expenditures for said Property and furnish Owner with a monthly statement. EJJ has the right to hire an attorney to institute legal action in the name of the Owner or EJJ, at the Owner's sole expense, for the rental and other expense items due from tenant and/or for repossession of the property occupied by delinquent tenants or tenants in violation of lease covenants. When expedient and in the Owner's best interest, EJJ shall settle, compromise and release such actions or lawsuits or reinstate such covenants, including non-possessor claims. Any late charges, returned check fees or other fees collected by EJJ from the tenant under the lease shall be retained by EJJ as compensation for the additional work, time and administrative expense involved.
8. **DEPOSITS.** EJJ agrees to deposit all monies collected on behalf of Owner, less any amount which EJJ is authorized to deduct there from, in a trust or escrow account in a federally insured banking institution, separate from EJJ's account. EJJ shall not be held liable for any loss caused by the bankruptcy or failure of the bank or institution in which Owner's funds are deposited.
9. **DISBURSMENTS.** EJJ is instructed to disburse the net rental proceeds in the manner selected below. Owner agrees to keep his account with EJJ funded in an amount sufficient to cover the various monthly payments and expenses on the Property. EJJ agrees to give prompt notification to Owner if there are not sufficient funds available and Owner agrees to remit such funds promptly. EJJ does not assume responsibility for any late fees which may be assessed for the late payment of the fees if such late payment results from insufficient funding of Owner's account with EJJ or from late collection of the rent. EJJ shall not be liable for the default or any consequences thereof in terms of any trust or mortgage. EJJ is instructed to:
- A. Pay the monthly Home Owner's Association fee. Owner will provide EJJ with the amount of the fee, payment coupons, if any, and the address to which the fee should be mailed. If this option is selected, the amount of the monthly association fee will be held as reserves in Owner's account with EJJ.
- B. Pay the monthly mortgage payments. If this option is selected, to help assure that sufficient funds are available even if tenant is late with their rental payment, EJJ will hold as reserves in Owner's account with EJJ, from Owner's funds collected by EJJ, an amount of one monthly mortgage payment.
- C. Deposit the net rental proceeds into Owner's bank account. EJJ will automatically deposit, through Automatic Clearing House (direct credit wire transfer) owner's rental proceeds each at the end of each monthly accounting cycle. Owner must complete and return to EJJ an ACH authorization form attached as an Addendum to this contract.
- D. Mail a check for the net rental proceeds directly to Owner.
- E. Other
10. **ADVANCES.** Owner agrees that EJJ shall have no obligation to advance or disburse any of its own money, or any money owed as compensation to EJJ for its service hereunder for any purpose whatsoever including the payment of association fees, mortgages or the operation and maintenance of the Property. EJJ may, in its sole discretion, make payments on said trusts or mortgages, association fees, or expenses incurred in operating the Property, in the event that there is a deficiency, but is under no obligation whatsoever to do so. It shall be the responsibility of the Owner to reimburse EJJ within ten (10) days of notice of said payment; Owner expressly consents to said payments being advanced and made by EJJ without Owner's prior approval. EJJ may deduct any advances or reimbursements from any money EJJ holds in trust for Owner. In the event that the Owner fails to reimburse EJJ for said monies advanced on Owner's behalf by EJJ, after having been given ten days notice of monies advanced by EJJ, EJJ shall, at its sole opinion and discretion, have the option to charge 1.5% per month interest on said unpaid balance, as well as the right to pursue any legal and equitable remedies.
11. **DUTIES AND AUTHORITY OF EJJ.** With regard to the Property, the parties agree that EJJ may:
- A. **Rent Property.** Subject to the limitations set herein, Owner grants EJJ power and authority to lease, let, rent and demise the Property, or any part thereof, in its own name as Agent for Owner. EJJ is authorized to use its best efforts to procure suitable tenant(s) for vacancies as they occur in the Property. At a minimum, EJJ will require tenant(s) to complete a rental application;

obtain, at tenant's expense, a credit report on each tenant from a consumer credit reporting agency; verify tenant's references and other information contained in the rental application.

- B. **Sign Leases.** EJV is authorized to sign binding lease agreements for the Property in its own name, as Agent for Owner, on behalf of Owner incorporating the terms and conditions set forth herein. Leases are to be written on the standard form of lease utilized by EJV or required by the homeowner's association, if any, or on the form suggested by the local association of Realtors. EJV may not sign a binding lease agreement when the term of such lease exceeds 12 months. EJV is authorized, using reasonable care, to adjust rents, renew, refuse to execute, refuse to renew lease agreements.
- C. **Contracts/Utilities.** Owner hereby authorizes EJV to enter into contracts, in Owner's name and at Owner's expense, for electricity, gas, fuel, water, sewer, trash removal and other services to and for the Property, when same are not the responsibility of the tenant..
- D. **Licenses/Registrations.** If requested, EJV agrees to obtain and maintain the proper license or registration for the Property as required by the jurisdiction in which the Property is located, based on the information provided by Owner. Owner shall pay, or reimburse EJV for the payment of all fees charged by the jurisdiction in connection with obtaining and maintaining the registration or license plus reasonable administrative fees charged by EJV to obtain and maintain such licenses or registrations.
- E. **Security Deposit.** EJV agrees to collect a security deposit from the tenant prior to executing a lease agreement for the Property. EJV will deposit tenant's security deposit into a federally insured banking or savings institution located within the jurisdiction in which the Property is located within thirty (30) days of receipt. This account shall be devoted exclusively to security deposits, labeled "Escrow Account", and shall bear interest. Interest shall be paid to the tenant in the amount required by local statute. Any residual interest earned above the amount paid to the tenant may be retained by EJV as compensation for administrative and accounting for the payment due tenant.
- F. **Prepare the Property.** With respect to the preparation of the Property for occupancy during vacancies, EJV is authorized to contract for and oversee the making of necessary and proper maintenance, repairs, painting, cleaning and decorations in and to the Property and the purchase of incidental supplies therefore at Owner's expense.

12. DUTIES AND ACKNOWLEDGEMENTS OF OWNER

- A. **Refer Inquiries to EJV.** Owner agrees to refer any and all inquiries received during the term of this Agreement or any extension thereof to EJV. By entering into this Agreement, Owner has granted EJV the exclusive right to rent the Property. Unless otherwise addressed in the additional provisions portion of this Agreement, Owner agrees not to market the Property for sale or accept any offer to purchase Property during the term hereof.
- B. **EJV's Other Clients.** Owner acknowledges that EJV may represent other owners who have similar properties for rent. Owner also acknowledges that EJV may represent tenants who are looking for similar properties to rent. Owner acknowledges that EJV may show other available properties to prospective tenants.
- C. **Keys.** Owner is to provide EJV with a complete set of keys to the Property concurrent with the execution of this Agreement.

13. **FAIR HOUSING.** EJV firmly believes that choosing a home directly impacts the hopes, dreams, aspirations and economic destiny of those involved. It is for this reason that EJV is committed to the letter and spirit of the Federal Fair Housing Act, The District of Columbia Human Rights Act and all other federal and state laws enacted to guarantee a housing market free from discrimination. It is understood that EJV and Owner will abide by all laws, ordinances and regulations governing fair housing rules and practices regarding discrimination as well as all other pertinent laws. The Property listed herein shall be shown and made available to all persons without regard to race, color, religion, national origin, ancestry, sex, age, marital status, sexual orientation, presence of children, familial status, source of income, physical or mental handicaps and all other protected classes.

14. INSURANCE/LIABILITY

- A. **Type of Insurance.** At all times this Agreement is in effect, Owner, at Owner's expense, shall obtain and keep in full force and effect public/premise liability insurance, known as Owners, Landlords and Tenants Insurance or Extended Premise Liability Insurance, with a minimum liability coverage of \$500,000 or the full replacement value of the Property, whichever is greater. Condominium and Cooperative owners shall secure separate liability protection, as the association's master policy does not give liability protection to the interior of the unit.
- B. **Additional Insured.** Owner shall make his best efforts to name EJV Real Estate Services, Inc. as an additional insured or as their interest may appear (ATIMA). Nothing herein shall obligate EJV to procure said insurance, and in the event no insurance naming EJV as insured is in effect, Owners indemnity of EJV set forth in this Agreement shall be in full force and effect.
- C. **Certificate of Insurance.** Within fifteen (15) days from the Commencement Date, Owner must provide EJV with a copy of a certificate of insurance or the front page of said policy (declarations page) evidencing the existence of required coverage. If the insurance coverage changes in any manner or degree at any time this agreement is in effect, Owner must provide EJV a copy of the



insurance certificate evidencing any change within ten (10) days of the change. EJV shall not be obligated to place said insurance nor keep said insurance in effect, however, should Owner fail to maintain the required insurance, EJV may, at Owner's expense purchase such insurance on behalf of Owner or exercises EJV's default remedies under this Agreement.

- D. **Vacancy.** If for any reason, the Property remains vacant for thirty (30) days or more, Owner shall obtain and keep in effect for said period, at his own expense, adequate vacant property insurance.
- E. **Administration.** EJV may, on Owner's behalf, file claims with, settle with, and release any insurance carrier providing insurance to the Property with respect to any casualty loss or any other insured loss or damage related to the Property.
- F. **Indemnification of EJV.** Unless caused by EJV's gross negligence, Owner agrees to indemnify, defend and save EJV its officers, directors, employees and agents and/or its assigns from and against any claim, suits, liability, loss or expense which they, or any of them, may sustain connection with the leasing and managing of the Property and from liability for damage to any other Properties and for injuries to or death of any person or persons.
- G. **Owner's Obligation to Defend.** Unless caused by EJV's gross negligence, Owner agrees to defend promptly and diligently, at Owner's expense, any damage to persons or property, claim, civil or criminal action, proceeding, charge or prosecution made, instituted or maintained against EJV, its directors, officers, employees or agents or EJV and Owner jointly or severally, affecting or arising out of the condition, management or use of the Property, or acts or omissions of employees of Owner in connection therewith, or otherwise, and to hold harmless and fully indemnify EJV from any judgment, loss or settlement on account thereof. Owner acknowledges that EJV is not responsible for vandalism, theft or damage to the Property or Owner's personal belongings left on the Property.

15. PROPERTY CONDITION

- A. **Mechanical Systems.** Owner warrants that the electrical, plumbing, heating and air condition, smoke detectors and any other mechanical systems and related equipment, including kitchen and laundry appliances included as part of the leased premises, shall be in good operating condition at time of tenant's occupancy. In the event that tenant finds equipment not to be in good operating condition, EJV is authorized to have said equipment repaired and to deduct the cost from Owner's funds. If said funds are not sufficient, Owner will promptly pay any bills for repairs presented or paid by EJV.
- B. **Environmental Hazards.** Owner is not aware of any material defects in the Property that would affect the health or safety of an ordinary tenant, any environmental hazards on or affecting the Property, or any violation of any statute, ordinances, law, regulation of any governmental body or deed restriction, except: _____
- C. **Lead Paint.** Federal regulations require that every tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 must be notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. The owner is required to provide tenant with a federally approved pamphlet on lead poisoning prevention along with any information on lead-based paint hazards from risk assessments or inspections in the owner's possession and notify tenant of any known lead-based paint hazards. Owner authorizes EJV to complete a lease addendum regarding the presence of lead-based paint or lead-based paint hazards in the Property to be made part of any lease of the Property. Owner authorizes EJV to disseminate to prospective tenants or other brokers copies of the addendum, together with all information concerning lead-based paint or hazards available to Owner or EJV. With regard to lead-based paint or lead-based paint hazards, Owner certifies that:
 - Property was constructed after 1978 or is otherwise exempt from the Federal regulations.
 - Known lead-based paint or lead-based paint hazards are present in the Property (explain) _____
 - Owner has no knowledge of lead-based paint or lead-based paint hazards in the Property
 - Owner has no reports or records pertaining to lead-based paint or lead-based paint hazards in the Property.
- D. **Owner's Obligation to Defend.** Owner will protect, defend, indemnify, and hold harmless EJV, EJV's associates, and any other broker or their associates from any damages, costs, attorney's fee, and/or expenses arising from 1) Owner's failure to disclose, repair or remedy any material defect or any condition affecting the health or safety of an ordinary tenant, or 2) Owner providing any incorrect information to EJV, EJV's associates, other brokers or tenants.

16. SALE OF PROPERTY

- A. **Sale To Tenant.** In the event the Property is sold to the tenant during the tenancy and any renewal or extension thereof, or within 120 days after the termination of any tenancy, Owner agrees to pay EJV a brokerage fee equal to Five Percent (5%) of the gross sales price.
- B. **Exclusive Right to Sell.** Because the efforts of EJV in effectively managing the property described in this Agreement will enhance its value and contribute to its marketability and because the real estate license law of the appropriate jurisdiction requires that a licensee may not show a property for sale or negotiate a sale without having a written listing agreement on the Property, and because EJV may know of opportunities to sell the Property and Owner may wish to show and negotiate offers on the Property when EJV feels that they may be in the best interest of the Owner, it is agreed that if the Owner decides to sell or exchange said Property during the



period of this Agreement, EJV shall have the Exclusive Right to Sell the Property at a price and terms acceptable to the Owner. In the case of such sale or exchange, the Owner agrees to pay EJV a fee of Five Percent (5%) of the sales price (6% if the selling price is less than \$250,000).

- C. **Termination Upon Sale.** If the Owner sells the Property at any time this agreement is in effect, this agreement will terminate on the date the sale closes, unless it terminates earlier by other provisions, and all fees specified herein will be earned and payable at the time the sale closes.

17. **OWNER'S REPRESENTATIONS.** Owner Represents That:

- A. Owner has fee simple title and peaceable possession of the Property and all its improvements and fixtures, unless rented, and has the legal capacity to rent the Property;
- B. Owner is not now a party to a listing agreement or a property management agreement with another broker for the sale, lease, rental or management of the Property;
- C. Owner agrees that EJV will not be responsible for Owner's personal possessions left on the Property;
- D. No person or entity has any right to purchase, lease or acquire the Property by virtue of an option, right of first refusal, or other agreement;
- E. No delinquencies or defaults exist under any deed of trust, mortgage, or other encumbrance affecting the Property;
- F. The Property is not under the direction of any court;
- G. All written information relating to the Property provided to EJV by Owner is true and correct.

18. **FACSIMILE AND ELECTRONIC SIGNATURES.** Signatures may be evidenced by facsimile, and may be evidenced by electronic signatures. Documents with original signatures shall be provided upon request of either party.

19. **SURVIVAL OF AGREEMENT.** The terms of this Agreement shall survive the execution and delivery of any lease herein referenced and shall not be merged therein.

20. **ENFORCEABILITY.** The terms and provisions of this Agreement shall be construed and interpreted pursuant to the laws of the appropriate jurisdiction. If any provision is deemed invalid within this Agreement, it shall not affect the remaining provisions as stated herein which shall be deemed valid and enforceable. Feminine or neuter pronouns shall be substituted for those of masculine form, and the plural shall be substituted for the singular number, in any place or places herein in which the context may require such substitution.

21. **MODIFICATIONS OF AGREEMENT.** No subsequent modification of any of the terms of this Agreement shall be valid, binding upon the parties, or enforceable unless stated in writing and signed by the parties.

22. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties, and any prior agreements, whether oral or written, have been merged and integrated into this Agreement.

23. **BUSINESS AGREEMENT.** This Agreement shall be construed as having been entered into for business and commercial purposes.

24. **COUNTERPARTS.** If more than one person is named as Landlord herein, this Agreement may be executed by each Landlord, individually, and when so executed, such copies taken together with one executed by EJV shall be deemed to be a full and complete contract between the parties.

25. **COPY OF AGREEMENT.** Owner acknowledges receipt of a copy of this Agreement signed by EJV, including all attachments.

26. **BINDING.** This Agreement shall be binding upon any successors, assigns or heirs of the parties hereto.

THIS IS A LEGALLY BINDING CONTRACT. IF YOU DO NOT UNDERSTAND ALL THE TERMS OF THIS DOCUMENT, PLEASE SEEK COMPETENT LEGAL ADVICE BEFORE SIGNING. EJV CANNOT GIVE LEGAL ADVICE.

We, the undersigned parties hereby ratify, accept and agree to this Agreement and acknowledge receipt of a signed copy of it.



EJF's Representative's Signature

Also, Please Print Name

Date

Owner's Signature

Also, Please Print Name

Date ("Commencement Date")

Co-Owner's Signature

Also, Please Print Name

Date

SAMPLE

