



American Midwest Realty & Property Management, LLC

GENERAL AUTHORITY

American Midwest Realty & Property Management LLC (“American Midwest”) is hereby retained to manage the Owner’s properties. The owner specifically grants American Midwest the authority to enter into contracts on the Owner’s behalf, perform maintenance & repairs, evictions, as well as other normal activities associated with managing a property. This does not include sales contracts unless the Owner specifically uses American Midwest as its selling agent. This agreement supersedes & replaces all previous agreements between American Midwest and the owner.

AMERICAN MIDWEST AUTHORIZED ACTIVITIES

Rent Properties. American Midwest shall advertise the Property for rent, set rent according to market prices, screen applicants & perform background checks, and enter into rental agreement(s).

Collection & Disbursement of Rent. American Midwest shall be responsible for all collections of Rent earned on the Property. American Midwest shall then be responsible for disbursement of those proceeds to Owner. Owner shall provide American Midwest with direction as to how proceeds shall be disbursed. American Midwest shall further prepare and provide to the Owner a detailed accounting of all rents, expenses, & disbursements. Give periodic financial incentives/rewards to tenants for sustained periods of on-time payments, lease renewals, & exceptional upkeep of the property.

Maintenance & Repair. American Midwest shall be responsible for performing, or hiring necessary personnel to perform, all necessary maintenance & repairs to the Property. Owner shall reimburse American Midwest for the cost of all such maintenance & repairs. American Midwest shall provide the Owner invoices of the repairs. We shall also perform periodic inspections, as well as spring & fall walkthroughs to verify the property is being properly maintained by the tenant.

Legal Proceedings. In the event that collection and/or legal proceedings become necessary in regard to the management of the Property, American Midwest shall handle all such proceedings. Owner shall reimburse American Midwest for all expenses incurred in the pursuit of collection proceedings and/or legal proceedings. Sign & serve appropriate notices & negotiate agreements with tenants on behalf of the Owner. Initiate court actions on behalf of Owner for collection of monies owed, or to recover possession of the property as well as settle or compromise such actions.

OWNER RESPONSIBILITY

The owner shall be responsible for payments of mortgages, property taxes, liens, insurance, and assessments. The owner may choose to authorize American Midwest to pay property taxes and insurance on the Owner’s behalf for additional fees.

MANAGEMENT FEES

Setup Fee - Owner shall pay a one-time setup fee required for the initiation of American Midwest's services, to be taken out of the first month's rent collection; The fee shall be \$100 for each unit.

American Midwest will charge ten percent (10%) of total rents collected per property per month as an ongoing property management fee.

For rental properties that are vacant, American Midwest will charge one-half month's rent as a tenant placement fee each time a new tenant is placed. The minimum placement fee charged will be \$350.

American Midwest will charge \$100 per property for lease renewals.

American Midwest will charge \$100 per property to appeal property taxes on behalf of the Owner.

American Midwest will charge \$25 per property per month to monitor offline properties (includes regular visits to the properties overall condition & security) and maintain code enforcement requirements. Actual expenses (ex. snow shoveling, lawn mowing, utilities) will be billed separately. Offline properties are defined as vacant properties where the Owner has not terminated the management agreement but has instructed American Midwest to leave the property in an unavailable to rent status.

American Midwest will charge an annual fee of \$25 per property to support e-pay transactions (ex. debit/credit cards) from tenants.

American Midwest will charge a fee of \$25 per property per installment to pay property taxes on behalf of the Owner (if authorized by the Owner).

American Midwest will charge an annual fee of \$25 per property to pay insurance on behalf of the Owner (if authorized by the Owner).

MAINTENANCE EXPENSES

American Midwest will be responsible for notifying the Owner about a discretionary move-out & maintenance work that is greater than \$300 for an individual work order. Move outs will be performed with a focus on the need to re-rent the property as quickly as possible at the maximum market rent possible. Discretionary work, if applicable, will be identified. Owner is responsible for all material & labor costs for any move-out & maintenance work performed. Discretionary work is defined as work that is optional and not required to maintain the tenant's safety and basic living conditions.

Emergency maintenance issue(s), including, but not limited to, furnaces not working in winter, burst pipe(s), etc., will be addressed immediately, as required by law, without the owner's prior approval.

American Midwest will conduct a spring & fall season "walk-through" inspection at our current hourly rate. Inspections shall include, but are not limited to, overall cleanliness, preventative maintenance & condition of the unit, furnace filter replacement check, overall condition of the exterior - including optional gutter cleaning. Owner shall receive a property conditions report with pictures, if requested.

OWNER EXPENSE FUNDING

Owner will be responsible for prepaying American Midwest for projected expenses above \$1,000. If the Owner cannot prepay, American Midwest will not complete any move-out or maintenance work until funding is received. This will result in a given property being classified as unable to rent.

American Midwest may offer the option of deducting payments from future rents collected off any & all properties owned by that owner. Owner shall not receive any rental income until American Midwest has been repaid in full. Balances over two months' rent shall be subject to a 7% interest charge.

OWNER STATEMENTS

The Statement Period is from the 1st day until the last day of the same month. Owner statements will be finalized between the 25th & 28th day of each month depending on holidays & weekends.

Funds will be sent on the next business day after owner statements are finalized. Funds may be withheld, depending on available cash balances, in the two months (April, October) prior to paying property taxes on behalf of the Owner. An e-mail notification will be sent monthly regarding the availability of new Owner statements that are ready to be viewed.

Real-time income & expense updates are available online at any time by going to the investor portal found at <http://goamericanmidwest.com/investor-portal/>. Owner warrants that he or she is the Owner of the property and/or is authorized to enter into this agreement.

American Midwest shall not, without the prior written approval of the Property Owner, give free rent, discounts, or rental concessions to any employees, officers or shareholders of American Midwest or anyone related to such employees, officers or shareholders unless such discounts or concessions are disclosed in the Budget or are in lieu of salaries or other benefits to which they would be contractually entitled. American Midwest shall not lease any space to itself or to any of its affiliates or subsidiaries.

LIABILITY

American Midwest shall not be liable for damages as a result of errors of judgment, or for its actions except in the case of willful misconduct or gross negligence. American Midwest is further held harmless from damages from notifying tenants of any safety issues not remedied by the Owner which American Midwest believes is necessary to protect the health & safety of the tenants. American Midwest is an EQUAL HOUSING OPPORTUNITY Owner understands that American Midwest will offer properties in compliance with all federal, state, & local anti-discrimination laws.

TERMINATION

This agreement shall remain in place indefinitely until either party gives a 30 days' written notice of its intention to terminate this agreement or automatically upon the sale of the property. The last month's rent shall be held by American Midwest for a minimum of 30 day after this agreement ends or until all outstanding bills are paid.

ACCEPTANCE OF AGREEMENT

Owner has reviewed this property management agreement & accepts the terms & conditions herein.

Signature: _____

Signature: _____

LLC Name: _____

Rob Manuszak, Member - American Midwest Realty & Property Management, LLC

Date: _____

Date: _____

