

RENTWATCH

Agreement for Services

THE UNDERSIGNED client hereby agrees to contract with LandlordSolutions, Inc. for assistance in rent monitoring through LandlordSolutions RentWatch service. LandlordSolutions shall act as agent for client. The client agrees to provide LandlordSolutions with complete and accurate information with regard to the client's tenant. The client agrees to keep LandlordSolutions informed with any issues or changes with regard to the tenant and the tenancy.

The client acknowledges that LandlordSolutions does not give legal advice. LandlordSolutions will act as a third party service providing monitoring and accounting of payments received by the client's tenant.

A monthly service fee of \$23.95 will be charged for each property/unit enrolled with LandlordSolutions RentWatch. A \$50.00 enrollment fee will be charged to set up each new property/unit or to add a new tenant to an existing property/unit.

The client agrees to pay the (above) rates for services as outlined above. Payment is due and owing at the completion of services by LandlordSolutions. The client agrees to be fully responsible for the above charges. If the client fails to pay the charges within fifteen (15) days from the "Invoice Date" a late fee of \$75.00 may be charged on balances of \$200.00 or more; for balances less than \$200.00 a late fee of \$25.00 may be charged. A \$35.00 fee will be charged on all returned checks plus any late fees and interest. Past due balances shall bear interest at one and one-half (1.5%) per month until paid. The client agrees to be responsible for all cost of suit, including reasonable attorney fees and court cost should LandlordSolutions be required to file suit on this agreement to collect any fees and cost owed.

I authorize and request LandlordSolutions, Inc. to charge my credit card or debit card a set up fee of \$50.00 and the monthly service fee of \$23.95 for each property/unit set up on RentWatch. I agree to have my credit card or debit card charged on the first business day of each month. However, a \$35.00 fee will be charged to any account that does not have sufficient funds on the payment date. This authorization will remain valid until 30 days after we receive written notice from you terminating our authority to charge your credit or debit card. We may terminate your service at any time in our sole and absolute discretion if any charge to your credit or debit card is declined or reversed, your credit or debit card expires and you have not provided us with a valid replacement credit or debit card or in case of any other nonpayment of account charges. I realize this information will be used solely for the purpose of the consumer withdrawal.

The client acknowledges that LandlordSolutions does not make any guarantee with regard to a tenant's performance to make monthly payments according to any contract(s) signed by the client or their tenant. The client agrees to pay the (above) rates for services as outlined above.

The client acknowledges that the above contract has been read. The client acknowledges that LandlordSolutions does not provide any legal advice.

Print Name	Title
Signature	Date

Contact and Billing Information

Name	Title	Company Name
Street	City	State
Phone	Cell	Fax
Email	How did you hear about us?	
<input type="checkbox"/> Visa <input type="checkbox"/> M/C	Would you like information on our Tenant Screening? Yes No	
Credit Card or Debit Card Number	Expiration Date	

Approved: LANDLORDSOLUTIONS, INC.

Jim Henderson Jr., President	Date Approved

Deposit Instructions - Pre-printed duplicate deposit book required.

Please deposit my tenant's payments at

Name of Bank/Financial Institution	Account Number	
Please mail my tenant's payments to	Same as above	
Name		
Street	City	State
		Zip Code

1. Payments received after 3:00 pm may be deposited the following business day.
2. You will be notified by email when we receive a payment from your tenant.
3. On the 6th and 20th* of each month we will notify you by email if your tenant has not paid rent or has an outstanding balance due.
4. Late fees will **not** automatically be applied unless:
 - a. **You notify us in writing by email or fax and request that we charge your tenant's ledger.**
5. Contact our office for a list of banks we currently deposit at.
6. Due to Red Flag Rules a pre-printed duplicate deposit book is required for us to make deposits into your bank account. Payments will be mailed to you until we receive your duplicate deposit book.
7. A new Agreement for Service is required for changes to your account.
8. Our policy is to not accept post dated checks. Upon receiving a post dated check we will notify you by email and ask if you would like for us to:
 - a. Return the check to the tenant (or sender) OR
 - b. Hold and deposit the check on the post dated date.
9. Each tenant enrolled in RentWatch will receive a payment coupon book with return envelopes.
10. Online ledger: **For login and password procedures contact our office.**
11. A credit card is required for payment.

*Or following business day if the date falls on a weekend or holiday.