



**MASTER LEASING AGREEMENT**

THIS AGREEMENT is made and entered into this date of \_\_\_\_\_ by and between \_\_\_\_\_ (hereinafter referred to as “**Landlord**”) and **Atlanta South Rental Homes, LLC** (hereinafter referred to as “**Master Tenant**”).

WHEREAS, Landlord owns that certain real estate property located at \_\_\_\_\_ Georgia \_\_\_\_\_, and described below (“**Property**”):

**Legal Description.** The legal description of the Property is:

The same as described in Deed Book \_\_\_\_\_ Page \_\_\_\_\_ of the land records of \_\_\_\_\_ county.

WHEREAS, Landlord desires to retain Master Tenant to exclusively rent, lease, operate, and manage Property for and on behalf of Landlord in accordance with the terms of this Agreement.

NOW THEREFORE, in consideration of the mutual covenants herein set forth, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

Landlord herewith leases to Master Tenant and Master Tenant leases from Landlord the property described above. Master Tenant is permitted to sublease to single-family sub-tenants who shall occupy the property and hereinafter be call the “**Occupant Tenants**.” Landlord will retain a percentage of monthly rent collected (\*see below). Master Tenant agrees that no rental contracts with terms longer than two years shall be offered to any Occupant Tenants without permission of the Landlord. Any such Occupant Tenant lease will be in writing on Master Tenant’s standard lease form then in use.

**1. Lease.** This lease will start \_\_\_\_\_ and will continue for up to 12 months or until the occupant tenant’s termination date, if a later date. Master Tenant has the right to set the rental rate and lease term, and to approve or disapprove any proposed tenancy of the Property so long as the reason for denial is not contradictory to any federal, state, or local fair housing laws or regulations. This lease will renew automatically for annual periods or until the Occupant tenant’s rental contract termination date, if a later date. This lease may be terminated by either party when an Occupant Tenant vacates, and the property is empty.

**2. Rent & Late fees** Normal Rent shall be 91.1% of the monthly rent collected from the Occupant Tenant. The first full month that a new Occupant Tenant resides in the property rent payment to the Landlord shall be 25% of the rent collected. If the property is vacant and/or no rent is collected, then no rent is due to the Landlord. Rent is due from the Occupant Tenant on the first of each month. If paid after the 3<sup>rd</sup>, Occupant Tenant shall be charged 10% additional rent as late fee. The Landlord shall receive 0% of this additional rent when it is collected from the Occupant Tenant. Master Tenant will pass on rent as described above but does not guarantee any rental income beyond what is collected from any Occupant Tenant. Master Tenant does not guarantee occupancy, performance, or behavior of an Occupant Tenant.

**3. Term.** Atlanta South Rental Homes shall have the right to lease Property for an initial term of 12 months beginning on the date of [REDACTED].

Notwithstanding the above, if the Property is leased during the term of this Agreement and the initial term of the Occupant Lease extends beyond the initial term of this Agreement, the term of this Agreement shall automatically be extended so that it expires at the same time as the initial term of the Occupant Lease plus all renewals thereof ("Initial Term"). Upon expiration of the Initial Term this Agreement will automatically renew for an annual period unless either Master Tenant or Landlord provides written notice to the other of their intent not to renew this agreement at least 30 days prior to the commencement date of the renewal term. If Landlord terminates this Agreement or if Master Tenant terminates this Agreement due to Landlord's default, Landlord shall immediately pay Master Tenant all fees and compensations they would have earned had this Agreement not been terminated but instead had been in effect for the entire term set form above. Master Tenant may deduct the full amount of such fees and compensations from any monies being held coming to Master Tenant which would be due Landlord.

**4. Security Deposit.** With respect to any security deposit to be paid by Occupant Tenant pursuant to the Lease of Property, Landlord authorizes Master Tenant to hold such security deposit in Master Tenant's trust account and all interest earned on said account is the property of the Master Tenant. If Master Tenant is holding the security deposit of Occupant Tenant on Property, which is being master leased by Master Tenant and the Master Leasing Agreement is terminated, Landlord shall designate another real estate broker in Georgia to hold the security deposit and shall give notice to Occupant Tenant and Master Tenant of the same. Upon such notice being given, Master Tenant shall within thirty (30) days thereafter, transfer the security deposit to the newly designated broker. Landlord does hereby consent to such a transfer and agree that Master Tenant shall thereafter be relieved of any and all responsibility and liability for the same. If Landlord does not designate a new real estate broker to hold the security deposit within thirty (30) days of the date of termination of the Master Leasing Agreement with Master Tenant, then Landlord shall be obligated to pay Master Tenant a monthly fee of \$100.00 for each month thereafter during which Master Tenant acts as the escrow holder with respect to the security deposit.

**5. Charges & Distribution of Rent.** Master Tenant is hereby authorized to charge and collect from the Occupant Tenant all rent, additional rent, late charges, fees for returned checks and credit reports, and such other fees and charges as Master Tenant may reasonably deem appropriate. Other than rent, which shall belong to Landlord, these charges shall be the property of the party identified below:

<b>A. Late Charges (one form of Additional Rent):</b>	<u>0%</u>	Landlord	<u>100%</u>	Master Tenant
<b>B. Additional Rent (not including charges for late payment of rent):</b>	<u>91.1%</u>	Landlord	<u>8.9%</u>	Master Tenant
<b>C. Fees for Returned Checks:</b>	<u>0%</u>	Landlord	<u>100%</u>	Master Tenant
<b>D. Credit Reports &amp; Applicant Screening Charges:</b>	<u>0%</u>	Landlord	<u>100%</u>	Master Tenant
<b>E. Payment Processing Fees (Postage, Utilities, etc.):</b>	<u>0%</u>	Landlord	<u>100%</u>	Master Tenant

**6. Services and Compensation.** Landlord agrees Master Tenant shall retain:

<b>A. Setup</b>	<u>Ninety-Nine Dollars (\$99.00)</u> One-Time, Flat Fee
<b>B. Tenant Procurement</b>	<u>Seventy-Five Percent (75%) of One (1) Month's Rent</u> upon a new Occupant Tenant moving into the Property
<b>C. Lease Renewal</b>	<u>Twenty-Five Percent (25%) of One Month's Rent</u> if the Occupant Tenant remains in the Property beyond the Initial Term of the lease regardless of whether that extension is on a month-to-month basis or an extended term.
<b>D. Annual Tax Prep &amp; 1099 Reporting</b>	<u>Forty-Five Dollars (\$45)</u> Flat Fee Per Year
<b>F. For Sale to Occupant Tenant:</b>	<u>Three Percent (3%)</u> of Sale Price
<b>G. Inspections:</b>	<u>One Hundred Fifty-Nine Dollars (\$159.00)</u> Upon Request
<b>H. Dispossessory Action:</b>	<u>Six Hundred Dollars (\$600.00)</u> to formally file a lawsuit to legally remove an Occupant Tenant from Property

## **7. Receipt and Payment of Funds.**

**A. Funds of Landlord to be Deposited in Trust Account.** Master Tenant is hereby authorized to deposit all rent and other monies received in one or more trust accounts of Master Tenant's. The account(s) shall be maintained in a federally insured banking institution with offices in Georgia.

**B. Atlanta South Rental Homes' Right to Debit Trust Account.** Landlord hereby expressly authorizes Master Tenant to deduct from Landlord's funds in said trust account(s) amounts needed to pay the following expenses (collectively referred to as "Expenses"): (1) additional rent, compensations, and other amounts owing to Master Tenant; (2) all costs to maintain, repair and improve the Property including emergency repairs to the extent approved in writing by Landlord or to the extent the same have been approved elsewhere herein; (3) Master Tenant's out-of-pocket expenses associated with managing the Property including, without limitation, copying costs, postage, mileage expenses at the IRS maximum rate, costs to conduct credit checks, costs associated with evicting tenants, etc.; and (4) all amounts needed to pay bills for which Landlord is responsible for paying under the lease of the Property.

**C. Landlord to Maintain Minimum Required Amount in Trust Account.** Landlord agrees to maintain in Master Tenant's trust account a minimum required balance of \$750.00 so that Master Tenant has sufficient funds to pay for the above-referenced Expenses. Upon notice from Master Tenant, Landlord agrees to immediately send funds to Master Tenant whenever the balance in the trust account(s) is anticipated to have fallen below or has actually fallen below the minimum required balance because of pending or actual Expenses. The amount to be sent to Master Tenant shall at least be sufficient to pay the actual or pending Expense(s) plus restore the minimum required balance in the trust account(s). Master Tenant shall have the right but not the obligation to fund any deficit or shortfall from the minimum required balance in the trust account(s). If Landlord fails to fund such deficit shortfall, Master Tenant shall have no liability for failing to do the same. Per Georgia law, the Landlord's cash balance in Master Tenant's trust account must be zero or positive at all times. If Master Tenant notified Landlord that the Landlord's cash balance is negative, Landlord agrees to immediately send Master Tenant the amount necessary to bring the Landlord's cash balance back to an amount not less than \$0. If Master Tenant has not received the required amount from Landlord within fifteen (15) days of Master Tenant's notice to Landlord, Master Tenant shall have the right to charge Landlord an administrative fee of \$75.00 for each such occurrence where Master Tenant has advanced funds on behalf of Landlord without being timely repaid plus interest on the funds advanced in an amount of 12% per annum pro-rated for that portion of a year(s) that the funds remain unpaid. If Master Tenant has Expenses that exceed Landlord's funds in the escrow account(s), Master Tenant may in its sole discretion pay all, some or a portion of the Expenses. Landlord expressly consents to Master Tenant paying from the funds being held by Master Tenant in trust the fees, charges and out-of-pocket Expenses of Master Tenant it is owed before paying other Expenses hereunder. In the event Expenses of Landlord exceed the funds of Landlord in Master Tenant's trust account, Master Tenant, after paying all amounts owed to Master Tenant, is authorized, in Master Tenant's sole discretion, to pay the oldest Expenses owed by Landlord first.

**D. Trust Account Reporting.** Master Tenant shall provide Landlord a detailed monthly accounting of funds (not later than 30 days after the end of each month) received and disbursed on Landlord's behalf and shall remit to Landlord the balance of such funds in excess of the minimum required balance, if any, remaining after Master Tenant deducts and pays the Expenses referenced above.

**E. Prepaid Rent.** Any prepaid rent shall be deposited in Master Tenant's trust account(s); however, such amounts will not be disbursed to Landlord (less Expenses) until the same are due and owing to Landlord.

**F. Form 1099.** Master Tenant shall prepare and file on Landlord's behalf all 1099 forms of the IRS required by law relative to Expenses paid by Master Tenant.

**G. Risk of Bank Failure.** Landlord acknowledges that the financial institution(s) into which the Master Tenant places the funds of Landlord are always at risk of failing. Landlord hereby agrees to indemnify and hold Master Tenant harmless from any and all claims, causes of action and damages arising out of or relating to any failure by such lending institution(s).

**8. Sale of Property.** In the event Tenant purchases or contracts to purchase the Property either during the lease term or within three (3) years after the end of the lease term, Landlord agrees to pay Master Tenant upon the closing of the sale of the Property a real estate compensation equal to the following: three percent (3%) of the sale price. For the purposes of this paragraph, the term "Tenant" shall include Occupant Tenant, all members of Occupant Tenant's immediate family, any legal entity in which Occupant Tenant or any member of Occupant Tenant's family owns or controls, directly or indirectly, more than ten percent (10%) of the shares or interests therein, and any third party who is acting under the direction or control of any of the above parties. Landlord shall immediately give notice to Master Tenant if and when: (a) Landlord enters into a contract to sell Property; or (b) Landlord closes on the sale of Property to another. This obligation shall survive the expiration or termination of this Agreement.

## **9. Marketing.**

**A. Advertisements:** If Master Tenant is providing marketing and leasing services, Landlord agrees not to place any advertisements on Property or to advertise Property for lease in any media except with the prior written consent of Master Tenant and reimburse Master Tenant for any advertising expenses that are specifically directed by Landlord to be incurred by Master Tenant. Master Tenant may advertise Property for lease in all media and reproduce and distribute images of Property in connection therewith. Master Tenant is hereby authorized to place Master Tenant's "For Rent" sign on Property. Master Tenant is authorized to procure tenants to lease Property in cooperation with other real estate brokers and their affiliated licensees. Master Tenant may distribute leasing information (including the rent to be paid) to them and other members of the multiple listing service(s), and said cooperating brokers and their licensees may, with permission of Master Tenant (which permission may be granted or denied in the sole discretion of Master Tenant), republish such information in other media. Master Tenant and other real estate brokers and their affiliated licensees may show the Property without first notifying Landlord. Landlord authorizes Master Tenant to determine when to cease advertising the Property as available for rent.

**B. Images:** Landlord acknowledges that Occupant Tenants, Master Tenants, and other brokers may take photographs, videos, or use other technology to capture images of the Property to assist in marketing the Property and helping Occupant Tenants remember different properties. Landlord agrees to remove any personal property prior to listing the Property of which Landlord does not want images to be so captured.

**C. Lockboxes:** Landlord does hereby authorize Master Tenant to place a lockbox on the Property to be used in connection with the marketing, inspection and leasing of the Property by Master Tenant, Master Tenant's affiliated licensees, other real estate brokers and their affiliated licensees and others who may need access to the Property. Landlord acknowledges that a lockbox in no way protects the Property, possessions, or occupants. There have been isolated instances of crimes occurring against property and persons where a key from the lockbox was alleged to have been used for a criminal purpose. In order to minimize the risk of such crimes occurring, Landlord is encouraged to (a) remove all jewelry, keys, prescription drugs and other valuables or put them in a secure place, (b) not permit lockboxes on door handles that can be unscrewed from the outside or on other parts of the building from which a lockbox can be easily removed, (c) place a separately keyed or internally locking deadbolt lock on the door serviced by lockbox that is locked at all times when the occupant of the Property is present in the Property and (d) take any other measures Landlord believes are appropriate to protect Landlord's property and all persons occupying the Property.

**D. Applicant Screening:** Landlord acknowledges that any background checks performed by Master Tenant are being performed by third-party credit reporting companies, that the information obtained from such companies may be incomplete and/or inaccurate, and that the scope of such checks may vary from company to company with some checks being limited to Georgia while others apply nationwide. Landlord further acknowledges that in checking references, the information provided to Master Tenant may also be false, incomplete, and/or inaccurate. Landlord understands and agrees that all credit report information provided to Master Tenant by applicants or credit reporting agencies is strictly confidential and is the sole property of Master Tenant, and Master Tenant has no duty to provide said report to Landlord. Landlord further acknowledges that any background or credit check caused to be undertaken by Master Tenant may not result in complete or accurate information being obtained about any prospective Occupant Tenant, and Landlord expressly accepts this risk. Unless otherwise agreed to by Landlord and Master Tenant, Master Tenant shall make the decision to lease or not to lease to a particular applicant based upon Master Tenant's standard criteria. No applicant meeting such criteria shall be denied the opportunity to lease the Property based on race, color, sex, national origin, religion, handicap, familial status, sexual orientation, or gender identity. Additionally, applicants may not necessarily be denied the opportunity to lease merely because the applicant has a prior criminal conviction. If an applicant's financial qualifications do not meet Master Tenant's minimum requirements, then Master Tenant, at Master Tenant's option, may decide to approve the applicant with conditions, such as requiring a higher deposit or a co-signor, so long as Master Tenant's conditions are not contradictory to any federal, state, or local fair housing laws or regulations.

**E. No Marketing by Landlord:** Landlord is encouraged to communicate the availability of the Property for lease to friends and other acquaintances. However, since Master Tenant has been hired to exclusively market and show the Property, Landlord shall not, with respect to the lease of the Property, prepare and distribute marketing materials, hold open houses, put up signs regarding the Property, create websites for the Property, prepare flyers, brochures, or videos or engage in other similar activities without the prior written consent of Master Tenant.

**F. Multiple Listing Service:** Master Tenant agrees to file the listing with the following multiple listing service: **GAMLS**. Landlord acknowledges that the Service is not a party to this Agreement and is not responsible for errors or omissions on the part of Landlord or of Master Tenant. Landlord agrees to indemnify the Service from and against any and all claims, liabilities, damages or losses arising out of or related to the listing and lease of the Property.

**10. Atlanta South Rental Homes Authority.** Landlord agrees to be responsible for the expenses associated with the leasing and management of the Property and hereby gives Master Tenant the authority to:

**A.** advertise exclusively Property for rent and to display “for rent” signs thereon; to sign, renew and cancel leases for Property; to collect rents that become due and give receipts; to terminate tenancies and to sign and serve in the name of the Landlord such notices as are appropriate; to sue in the name of the Landlord and recover rents and other sums due; and when expedient, to settle, compromise, and release such actions or lawsuits or reinstate such tenancies.

**B.** make, contract, facilitate, and coordinate repairs, alterations, and/or decorations to Property; to purchase supplies and pay bills therefore; Master Tenant agrees to secure the prior approval of the Landlord on all expenditures estimated to be in excess of **\$750.00** for any one item, except monthly or recurring operating charges and/or emergency repairs in excess of the maximum, if in the opinion of the Master Tenant such repairs are necessary to protect the Property from damage or to maintain services to the Occupant Tenants as called for in their leases.

**C.** hire, discharge and supervise all contractors and/or employees as in Master Tenant’s sole opinion are necessary for the operation and maintenance of Property. Any contractor and/or employee working on the Property shall be deemed to be working on behalf of the Landlord (and not the Master Tenant) and the Landlord shall be financially responsible for all work performed by such contractor/employee.

**D.** make contracts for electricity, gas, fuel, water, telephone, window cleaning, trash or rubbish hauling and other services as Master Tenant shall deem advisable; Landlord shall assume the obligations of any contract so entered into prior to the termination of this Agreement.

**E.** contract with others, including affiliates of Master Tenant, in-house staff or companies owned by Master Tenant, to perform services including, but not limited to repairs, maintenance, accounting, data processing, record keeping. Any such arrangement with affiliates or companies owned by Master Tenant will be on terms generally competitive with terms that could reasonably be realized with unaffiliated persons or companies capable of performing the same services. Landlord is hereby aware that Master Tenant may deduct these expenses from the monies coming to Master Tenant that are due to Landlord.

**F.** institute and prosecute legal actions and proceedings in Landlord’s name and on behalf of Landlord, terminate leases for cause without first seeking Landlord’s approval, remove Occupant Tenants from Property, recover from damage to Property, and for such purposes, Master Tenant may employ attorneys and incur court costs and litigation costs and related costs, such as setting out an Occupant Tenant and changing locks, at Landlord’s expense for any and all these things. Master Tenant, at its discretion, is also authorized to settle or compromise any such legal actions or proceedings.

**11. Property Inspections and Landlord-Directed Trips to Property.** Master Tenant may perform visits to the Property from time to time as deemed necessary in Master Tenant’s sole discretion. These visits may be to determine the condition of the Property, perform move-in and move-out inspections, check whether an Occupant Tenant has appeared to have abandoned the Property, or other unrelated reasons. Landlord understands that Georgia law gives the Occupant Tenants the “Right to Quiet Enjoyment.” Landlord understands that while an Occupant Tenant’s refusal to grant Master Tenant access to the Property may be a violation of the Lease, Landlord’s sole remedy is to terminate the lease and, if necessary, to evict the Occupant Tenant in default. Should Landlord direct Master Tenant, or one of Master Tenant’s employees or agents, to perform inspections, to visit, or to meet someone at the Property in order to gain access, including, but not limited to, sales agents with other companies, delivery personnel, appraisers, or contractors, Landlord agrees to pay the Master Tenant the amount listed under Services and Fees (page 2, #6G).

**12. Limits on Master Tenant’s Authority and Responsibility.** Landlord acknowledges and agrees that Master Tenant:

**A.** may show other properties to prospective tenants who are interested in Landlord’s Property;

**B.** shall have no duty to inspect the Property or advise Landlord or Occupant Tenant on any matter relating to the Property which could have been revealed through a survey, appraisal, title search, Official Georgia Wood Infestation Report, utility bill review, septic system inspection, well water test, tests for radon, asbestos, mold, and lead-based paint; inspection of the Property by a licensed home inspector, construction expert, structural engineer, or environmental engineer; review of this Agreement and transaction by an attorney, financial planner, mortgage consultant, or tax consultant; and consulting appropriate government officials to determine, among other things and without limitation, the zoning of the Property, the propensity of the Property to flood, flood zone certifications, whether any condemnation action is pending or has been filed or other nearby governmental improvements as planned. Landlord acknowledges that Master Tenant does not perform or have expertise in any of the above tests, inspections, and reviews or in any of that matters handles by the professionals referenced above. Landlord should seek independent expert advice regarding any matter of concern to Landlord relative to the Property and this Agreement. Landlord acknowledges that Master Tenant shall not be responsible to monitor or supervise any portion of any construction or repairs to Property nor administer insurance claims, and that such tasks fall outside the scope of this Agreement;

**C.** shall owe no duties to Landlord nor have any authority to act on behalf of Landlord other than what is set forth in this Agreement;

**D.** shall make all disclosures required by law;

**E.** may disclose all information about Property to others;

- F. shall be held harmless from any and all claims, causes of action, or damages arising out of or relating to:
- i. inaccurate and/or incomplete information provided by Master Tenant to a prospective tenant;
  - ii. earnest money handled by anyone other than Master Tenant;
  - iii. any injury to persons on Property and/or loss of or damage to Property or anything contained therein.

**13. LIMIT ON MANAGER'S LIABILITY. LANDLORD ACKNOWLEDGES THAT MASTER TENANT:**

- A. SHALL, UNDER NO CIRCUMSTANCES, HAVE ANY LIABILITY GREATER THAN THE AMOUNT OF COMPENSATION PAID HEREUNDER TO MASTER TENANT (excluding any compensation amount paid to a cooperating real estate professional, if any), OR IF NO COMPENSATION IS PAID TO MASTER TENANT, THEN A SUM EQUAL TO ONE HUNDRED DOLLARS (\$100.00); AND**
- B. NOTWITHSTANDING THE ABOVE, SHALL HAVE NO LIABILITY IN EXCESS OF \$100 FOR ANY LOSS OF FUNDS AS THE RESULT OF WIRE OR CYBER FRAUD.**

**14. Statute of Limitations.** All claims of any nature whatsoever against the Master Tenant and/or their affiliated licensees, whether asserted in litigation or arbitration and sounding in breach of contract and/or tort, must be brought within one (1) year from the date any claim or cause of action arises. Such actions shall thereafter be time-barred.

**15. Disclosures.**

- A.** Master Tenant agrees to keep confidential all information which Landlord asks to be kept confidential by express request or instruction unless the Landlord permits such disclosure by subsequent word or conduct or such disclosure is required by law. Landlord acknowledges, however, that Occupant Tenant and Occupant Tenant's broker may possibly not treat any offer made by Landlord (including its existence, terms and conditions) as confidential unless those parties have entered into a confidentiality agreement with Landlord.
- B.** Master Tenant shall not knowingly give prospective tenants false information.
- C.** In the event of a conflict between Master Tenant's duty not to give tenants false information and the duty to keep the confidences of Landlord, the duty not to give false information shall prevail.
- D.** Unless specified below, Master Tenant has no known agency relationships with other parties that would conflict with any interests of Landlord (except that Master Tenant may represent other buyers, sellers, landlords, and tenants in buying, selling or leasing property).
- E.** Master Tenant may provide assistance to prospective tenants and buyers without violating any duties to Landlord.
- F.** Master Tenant may show alternative properties to tenants and buyers and provide information to same.
- G.** Master Tenant is not responsible for rent not paid by Occupant Tenant.
- H.** Master Tenant is not responsible for damages caused by Occupant Tenant – including damages caused by Occupant Tenant's neglect of the Property.
- I.** Master Tenant is not responsible for work performed by third-party vendors.

**16. Master Tenant's Policy on Agency.**

Master Tenant is not acting as an agent of the Landlord or the Occupant Tenant. Master Tenant is leasing the Property from the Landlord and subleasing to an Occupant Tenant. Any agency or client relationship which previously existed between the parties is terminated. Any future agency, client, or customer relationship involving Master Tenant shall be expressed in writing separately documented from this Agreement.

**17. Independent Contractor Relationship.** This Agreement shall create an independent contractor relationship between Master Tenant and Landlord. Master Tenant shall at no time be considered an employee of Landlord. Affiliated licensees assisting Master Tenant in marketing and selling the Property may be either employees or independent contractors of Master Tenant.

**18. Arbitration.** All claims arising out of relating to this Agreement and the alleged acts or omissions of any or all the parties hereunder shall be resolved by arbitration in accordance with the Federal Arbitration Act 9 U.S.C. § 1. et. seq. and the rules and procedures of the arbitration company selected to administer the arbitration. Upon making or receiving a demand for arbitration, the parties shall work together in good faith to select a mutually acceptable arbitration company with offices in Georgia to administer and conduct the arbitration. If the parties cannot mutually agree on an arbitration company, the company shall be selected as follows. Each party shall simultaneously exchange with the other party a list of three arbitration companies with offices in Georgia acceptable to that party to administer and conduct the arbitration. If there is only one (1) arbitration company that is common to both lists, that company shall administer and conduct the arbitration. If there is more than one arbitration company that is common to both lists, the parties shall either mutually agree on which arbitration company shall be selected or flip a coin to select the arbitration company. If there is not initially a common arbitration company on the lists, the parties shall repeat the process by expanding their lists by two each time until there is a common name on the lists selected by the parties. The decision of the arbitrator shall be final, and the arbitrator shall have the authority to award attorneys' fees and allocate the costs of arbitration as part of any final award. All claims shall be brought by a party in his or her individual capacity and not as plaintiff or class member in any purported class or representative proceeding. The arbitrator may not consolidate more than one person's claims and may not otherwise preside over any form of a representative or class proceeding. Notwithstanding anything to the contrary herein, this agreement to arbitrate shall not apply to: (1) any claim regarding the handling and disbursement of earnest money; and (2) any claim of Master Tenant regarding the entitlement to or the non-payment of a real estate commission hereunder.

**19. No Punitive Damages.** Notwithstanding anything to the contrary contained herein, neither Landlord nor Master Tenant shall be liable to the other for any special, indirect or punitive damages of any kind or nature.

**20. Landlord's Responsibility.**

**A.** Landlord certifies that, unless provided otherwise herein, all systems and furnished appliances are in good working order and repair. Landlord certifies that Property is in good and habitable condition and Landlord, will at all times, be responsible for the maintenance of Property in: (1) a good habitable condition; and (2) compliance with all applicable laws, ordinances and regulations of all government authorities. Upon the execution of this Agreement, Landlord will provide to Master Tenant two sets of keys for Property and ensure that Property is clean and the grounds are in good condition.

**B.** Landlord shall maintain adequate fire and extended coverage insurance on Property, and will, at all times, maintain Landlord's liability insurance for Landlord and will cause Master Tenant to be named as additional insured under such liability insurance. Landlord will provide Master Tenant with evidence of such insurance coverage prior to date of occupancy by Occupant Tenant and thereafter, within seven (7) days of Master Tenant requesting the same. Landlord further certifies to Master Tenant that Landlord is unaware of any environmental contamination, or hazardous, toxic, dangerous or unsafe conditions or products on or in property.

**C.** Landlord shall keep current in all mortgage obligations, property taxes, association fees, or any other obligations which could lead to a foreclosure action against the Property. Should Master Tenant be notified that a foreclosure action has been initiated against the subject property then Landlord authorizes Master Tenant to freeze all of the Landlord's funds related to that property and Master Tenant will make no further disbursement to Landlord. Landlord will have thirty (30) days to correct and make current the obligation that initiated the foreclosure action. Should Landlord fail to make current the obligation, and thereby stop the foreclosure action, Landlord authorizes Master Tenant to refund the security deposit to the Occupant Tenant and to deduct from Landlord's funds on hand with Master Tenant all amounts due to Master Tenant or Occupant Tenant including, but not limited to, any refund to Occupant Tenant of prorated rent or expenses and all of the net income that would be due to Master Tenant through the end of the current lease term. Landlord and Master Tenant agree that the Occupant Tenant is not a third-party beneficiary and nothing in this paragraph shall limit Master Tenant's other legal remedies to collect from Landlord any unpaid monies due to Master Tenant.

**D. Homeowner & Condominium Associations.** Landlord agrees to comply with any association covenants and conditions recorded as part of the public record and any rules and regulations adopted pursuant thereto. Landlord specifically states that it is permitted by an applicable association to lease the Property. If at any time any association covenants or conditions are modified to prohibit the leasing of the Property, Landlord agrees to inform Master Tenant immediately. Landlord shall bear sole responsibility for any claims, penalties, or expenses related to any violations of any association covenants, conditions, and rules and regulations adopted pursuant thereto. Landlord agrees to provide Master Tenant with a copy of the current rules and regulations for any association covenants, along with any information regarding fines imposed by the association for violations of said rules, and Landlord further authorizes Master Tenant to provide a copy of these documents to any Occupant Tenant that leases the Property.

**E. Landlord Communicating Directly with Occupant Tenant.** Master Tenant recommends that Landlord never engage in direct communication with any Occupant Tenant in the Property for as long as this Agreement is in effect. If any Occupant Tenant contacts Landlord directly, Master Tenant recommends that Landlord forward that communication directly to Master Tenant. Landlord understands that if Landlord engages in any direct communication with any Occupant Tenant, and that Occupant Tenant initiates legal action, Landlord may be compelled by power of subpoena to attend any applicable discovery process and/or court hearings to testify.

#### **21. Default by Landlord**

The following events shall be deemed to be a default by the Landlord under the terms of this lease:

Failure to pay any charge provided herein within ten days of receiving notice, or failure to comply with any other provision of this lease and failure to correct such non-compliance within thirty days after the Master Tenant, by written notice, has informed the Landlord of such non-compliance. In the case of default which cannot be cured with due diligence within a period of thirty days, Landlord shall have such additional time to cure same as may reasonably be necessary, provided Landlord proceeds promptly and with due diligence to cure such default after receipt of said notice.

#### **22: Legal Costs:**

In the event of any dispute between Landlord and Master Tenant involving the courts, in consideration of the mutual covenants expressed herein, both Master Tenant and Landlord warrant that they will each pay their own legal costs of lawyers and court costs, etc. and hereby hold the other harmless for such costs. In the event of any legal dispute involving the Occupant Tenant and the Master Tenant, the Landlord agrees to pay these costs and to defend the Master Tenant.

#### **23: Severability:**

If any provision of this lease is held to be illegal, invalid, or unenforceable under the presence of future laws effective during the term of this lease, such provision will be fully severable: this lease shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this lease, and the remaining provisions of this lease will remain in full force and effect and will not be affected by the illegal, invalid, or unenforceable provision or by its severance from this lease. Furthermore, in lieu of such illegal, invalid, or unenforceable provision, there will be added automatically as a part of this lease a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable. This contract represents the total agreement between the parties hereto. No other terms or conditions shall have any effect unless endorsed in writing and initiated by both parties.

#### **24. Repairs.**

**A. Generally.** Master Tenant shall be responsible for arranging for needed repairs to the Property and shall contract with vendors on behalf of Landlord to perform such repairs. Master Tenant does not guarantee or warrant the work of such vendors against defects in either labor or materials. Landlord acknowledges that the cause of some reported repair and maintenance requests is not always obvious, and it is sometimes a matter of trial and error to determine the exact cause of the problem. Master Tenant and/or Master Tenant's employees or agents shall confirm that the maintenance or repair work has generally been performed. Unless otherwise agreed to in writing by Master Tenant, such personnel (including Master Tenant) are not: (1) general contractors; (2) do not have the same level of expertise as the vendor performing the work; (3) shall rely on the vendor's recommendations in deciding the scope of the repair or maintenance work.

**B. Emergency Repairs.** Master Tenant is authorized to make emergency repairs to Property as Master Tenant reasonably believes to be necessary to protect Property from damage, prevent the risk of injuries to tenants or their invitees, to maintain services to a tenant such as heating, air conditioning, hot water, potable drinking water that are included as part of services available to the Property. In addition, Master Tenant shall treat as an emergency repair all repairs which Master Tenant has been notified by a code enforcement officer as needing to be corrected. Landlord acknowledges that the cost of making emergency repairs may be significantly higher than the cost of making repairs on a non-emergency basis. Landlord understands that Master Tenant is under no duty to make expenditures in excess of the amount of the deposit. The deposit money shall be deposited in Master Tenant's escrow account with Master Tenant retaining the interest if the account is interest-bearing. In the event any check is not honored, for any reason, by the bank upon which it is drawn, Landlord shall deliver good funds to Master Tenant within three banking days of receipt of notice. In the event Landlord does not timely deliver good funds, Master Tenant, in his sole discretion, shall have the right to terminate this Agreement by giving written notice to Landlord. Landlord shall promptly reimburse Master Tenant for the cost of all emergency repairs which Master Tenant pays for or for which Master Tenant is obligated. In any event where the situation impacts the habitability of Property, Landlord authorizes Master Tenant to abate the Occupant Tenant's rent and/or release Occupant Tenant from lease, if in Master Tenant's sole opinion such decision will protect Landlord's property or reduce Landlord's liability.

**C. Non-Emergency Repairs.** With regard to non-emergency repairs, Master Tenant agrees to obtain the prior approval of Landlord before sending out a contractor to make repairs estimated to be in excess of **\$750.00** for any one repair. Landlord acknowledges that estimates of repair costs may not reflect the amount eventually billed for the work. Master Tenant shall send notice to Landlord of the need for a non-emergency repair or maintenance. If the Landlord does not respond to said notice within two (2) business days of said notice, Landlord shall be deemed to have approved the repair or maintenance request and the same may thereafter be performed by Master Tenant.

**25. Notice of Propensity of Flooding.** In accordance with O.C.G.A. § 44-7-20, Landlord hereby certifies to Master Tenant the following: some portion or all of the living space or attachment thereto on Property [REDACTED] has **OR** [REDACTED] has not been flooded at least three times within the last five (5) years immediately preceding the execution of this Leasing Agreement. Flooding is defined as the inundation of a portion of the living space caused by an increased water level in an established water source such as a river, stream, or drainage ditch, or as a ponding of water at or near the point where heavy or excessive rain fell.

**26. Disclaimer.**

**A. Disclaimer on Credit, Criminal and Reference Checks:** Landlord acknowledges that any credit and criminal background checks requested by Landlord hereunder are being performed by third-party credit reporting companies, that the information obtained from such companies may be incomplete and/or inaccurate and that the scope of such checks may vary from company to company with some checks being limited to Georgia while others apply nationwide. Landlord shall specify in writing to Master Tenant if Landlord wants the credit reporting company to perform a national search. Landlord further acknowledges that in checking references the information provided to Master Tenant may also be false, incomplete and/or inaccurate. While Master Tenant may obtain or cause to be obtained certain information regarding the background of prospective Occupant Tenants, the decision to rent or not to rent to any prospective Occupant Tenant shall be made by Master Tenant. In filling out any Move-In portion of the Move-In / Move-Out Inspection all parties acknowledge that defects in the Property may not always be noticed.

**B. No Knowledge of Criminal Activity:** Master Tenant has no knowledge of any criminal activity which takes place on the Property, within the Premises, or within the surrounding community. Landlord agrees to indemnify Master Tenant regarding any claims related to liability or for actual damages alleged based on any criminal activity regarding the Property or any tenants or neighbors of the Property.

**C. Credit Report Disclosure:** Landlord understands and agrees that all credit report information provided to Master Tenant by applicants or credit reporting agencies is strictly confidential and is the sole property of Master Tenant and Master Tenant has no duty to provide said information to Landlord unless written permission is granted by applicant.

**D. Manager Not a Contractor.** Landlord acknowledges that Master Tenant is not a licensed general contractor and does not have special expertise to determine if any work performed by third-party contractors on the Property has been performed in accordance with building code requirements or building industry standards. If there is reported need for a repair or replacement of any portion of the Property, Master Tenant shall contact repair personnel and obtain cost of repairing or replacing the same. Under the approval of the repair or replacement by Landlord (except in emergencies) Master Tenant shall authorize the work to be performed on behalf of the Landlord. Landlord agrees to indemnify and hold Master Tenant harmless from any and all claims, causes of action, suits and damages arising out of or relating to the selection of a vendor to perform the work and performance of the work itself.

**E. General Disclaimer.** Manager shall not be responsible for uncovering within the Property and disclaims expertise with respect to: (1) violations of building, subdivision, zoning, fire or other codes; (2) materials or substances that are toxic, hazardous or potentially harmful to the health. Master Tenant disclaims any expertise with respect to protecting the Property and any person residing therein against crime. Master Tenant shall have no responsibility to provide security to the Property and Landlord agrees to consult a security professional if such matters are important to Landlord. Master Tenant shall have no responsibility for the debts and liabilities of Landlord, including debts and liabilities incurred by Master Tenant on behalf of Landlord, pursuant to this Agreement.

**27. Assignment.** This Agreement may be assigned by Master Tenant to another real estate broker licensed in the State of Georgia upon notice to Landlord. Any assignee shall fulfill all the terms and conditions of this Agreement.

**28. Lead-Based Paint.** If any part of a dwelling located on Property was built before 1978 or if Landlord does not know when the property was built, Landlord agrees to provide the following to Master Tenant prior to entering into this Agreement:

**A.** a fully executed Lead-Based Paint Exhibit (F918) for Master Tenant to provide to Occupant Tenants prior to them leasing the Property.

**B.** a written disclosure by Landlord of the presence of known lead-based paint and/or lead-based paint hazards, if any, in the dwelling.

Further, Landlord agrees to hold harmless and defend Master Tenant in the event of any dispute or problems with the Environmental Protection Agency (EPA) or any Occupant Tenants which may occur regarding lead-based paint.

**29. Time of Essence.** Time is of the essence of this Agreement.

**30. Terminology.** As the context may require in this Agreement, the singular shall mean the plural and vice versa and all pronouns shall mean and include the person, entity, firm, or corporation to which they relate.

**31. INDEMNITY. LANDLORD AGREES TO INDEMNIFY AND HOLD MASTER TENANT HARMLESS FROM ANY AND ALL CLAIMS, CAUSES OF ACTION, INJURIES, DAMAGES AND SUITS ARISING OUT OF OR IN CONNECTION WITH THE LEASING AND MANAGEMENT OF THE PROPERTY BY MASTER TENANT EXCEPT IN THE CASE OF INTENTIONAL WRONGDOING OR GROSS NEGLIGENCE ON THE PART OF MASTER TENANT. THIS OBLIGATION TO IDEMNIFY SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT. IN THE EVENT OF AN ALLEGATION OF GROSS NEGLIGENCE OR INTENTIONAL WRONGDOING ON THE PART OF THE MASTER TENANT, LANDLORD SHALL CONTINUE TO HAVE AN AFFIRMATIVE OBLIGATION TO INDEMNIFY MASTER TENANT UNTIL SUCH TIME AS THE MASTER TENANT'S GROSS NEGLIGENCE OR INTENTIONAL WRONGDOING HAS BEEN JUDICIALLY ESTABLISHED IN A FINAL ORDER OF THE COURT HAVING JURISDICTION OVER SAID ISSUE. DURING THE ENTIRE TERM OF THIS AGREEMENT, LANDLORD AGREES TO MAINTAIN A GENERAL LIABILITY INSURANCE POLICY WITH A COMPANY LICENSED TO DO BUSINESS IN GEORGIA NAMING THE MASTER TENANT AS ADDITIONAL INSURED THEREUNDER. LANDLORD AGREES THAT ANY LANDLORD INSURANCE POLICY SECURED BY LANDLORD WILL INCLUDE COVERAGE FOR LIABILITY RELATED TO DOGS INCLUDING, BUT NOT LIMITED TO, DOG ATTACKS AND DOG BITES. UPON REQUEST LANDLORD SHALL PROMPTLY PROVIDE MASTER TENANT WITH A CERTIFICATE OF INSURANCE EVIDENCING SUCH COVERAGE. NOTWITHSTANDING ANY PROVISION TO THE CONTRARY CONTAINED HEREIN, MASTER TENANT'S LIABILITY TO LANDLORD SHALL BE LIMITED TO THE TOTAL COMPENSATION PAID BY LANDLORD TO MASTER TENANT IN THE SIX (6) MONTHS PRIOR TO LANDLORD ASSERTING A CLAIM FOR DAMAGES AGAINST MASTER TENANT. FOR THE PURPOSES OF THIS SECTION "MASTER TENANT" SHALL SPECIFICALLY INCLUDE MASTER TENANT AND MASTER TENANT'S AFFILIATED LICENSEES AND EMPLOYEES.**

**32. Nondiscrimination.** Landlord and Master Tenant hereby agree to fully comply with all state and federal fair housing laws and regulations and shall not unlawfully discriminate on the basis of race, color, creed, national origin, sex, age, handicap, or familial status, sexual orientation or gender identity. Landlord understands that emotional support animals and service animals are not "pets" and cannot be restricted in accordance with fair housing law. Nor can Landlord charge any additional deposit, fee or pet rent due to an Occupant Tenant having an emotional support animal or service animal.

**33. No Imputed Knowledge.** Landlord acknowledges and agrees that with regard to any property in which Landlord intends to rent, there shall be no knowledge imputed between Master Tenant and Master Tenant's licensees or between the different licensees of Master Tenant. Master Tenant and each of Master Tenant's licensees shall be deemed to have only actual knowledge of such properties.

**34. Governing Law and Interpretation.** This Agreement may be signed in multiple counterparts each of which deemed to be an original and shall be interpreted in accordance with the laws of Georgia No provision herein, by virtue of the party who drafted it, shall be interpreted less favorably against one party than another. All references to time shall mean the time in Georgia. If any provision here is held to unenforceable, it shall be severed from this Agreement while the remainder of the Agreement shall, to the fullest extent permitted by law, continue to have full force and effect as a binding contract.

**35. Survival.** The indemnification obligations of Landlord herein, the obligation of Landlord to pay for services rendered herein and for comeptions earned during the term of this Agreement and the obligation of the Landlord to reimburse Master Tenant for monies advanced or spent on behalf of the Landlord hereunder shall survive the termination of this Agreement.

**36. Entire Agreement.** This Agreement constitutes the sole and entire agreement between the parties. No representation, promise or inducement not included in this Agreement shall be binding upon any party hereto. This Agreement and the terms and conditions herein may not be amended, modified or waived except by the written agreement of Landlord & Master Tenant. Any agreement to terminate this Agreement or any other subsequent agreement of the parties relating to the Property must be in writing. The failure of the parties to adhere strictly to the terms and conditions of this Agreement shall not constitute a waiver of the right of the parties later to insist on such strict adherence.

**37. Responsibility to Cooperate.** All parties agree to take all actions and do all things reasonably necessary to fulfill in good faith and in a timely manner the terms and conditions of this Agreement.

**38. Use of Initials "NA".** The use of the initials "N/A" or "N.A." in filling out a blank in this Agreement shall mean "not applicable."

**39. Notices.**

**A. Communications Regarding Real Estate Transactions:** Landlord acknowledges that many communications and notices in real estate transactions are of a time sensitive nature and that the failure to be available to receive such notices and communications can have adverse legal, business and financial consequences. During the term of this Agreement, Landlord agrees to remain reasonably available to receive communications from Master Tenant.

**B. Notices between Master Tenant and Landlord Regarding this Agreement:** Landlord and Master Tenant agree that communications and notices between them regarding the terms of this Agreement (and excluding real estate transactions with which the parties may be involved) shall be in writing, signed by the party giving the notice, and may be delivered in person or to any address, e-mail address and/or facsimile number to the person to whom the communication or notice is being given specifically set forth in this Agreement. It is the intent of the parties that those means of transmitting notices for which a party has not provided an address or number shall not be used for receiving notices and communications. For example, if a party has not provided an e-mail address in this Agreement, it shall mean that the party is not accepting notices or communications sent by this means.

**40. Beware of Cyber Fraud.** Fraudulent e-mails attempting to get you to wire money to criminal computer hackers are increasingly common in real estate transactions. Under this scam, computer hackers fraudulently assume the online identity of the actual mortgage lender, closing attorney and/or real estate broker with whom you are working in the real estate transaction. Posing as a legitimate company, they then direct you to wire money to them. In many cases, the fraudulent e-mail is sent from what appears to be the authentic web page of the legitimate company responsible for sending the wiring instructions. You should use great caution in sending or receiving funds based solely on wiring instructions sent to you by e-mail. Independently verifying the wiring instructions with someone from the company sending them is the best way to prevent fraud. In particular, you should treat as highly suspect any follow up e-mails you receive from a mortgage lender, closing attorney and/or real estate broker directing you to wire funds to a revised account number. Never verify wiring instructions by calling a telephone number provided along with a second set of wiring instructions since you may end up receiving a fraudulent verification from the computer hackers trying to steal your money. Independently look up the telephone number of the company who is supposed to be sending you the wiring instructions to make sure you have the right one.

**41. Exhibits and Addenda.** All exhibits and/or addenda attached hereto listed and selected below or referenced herein are made a part of this Agreement. If any such exhibit or addenda conflicts with any preceding paragraph, said exhibit or addenda shall control.

Other \_\_\_\_\_

Other \_\_\_\_\_

**SPECIAL STIPULATIONS:** The following Special Stipulations, if conflicting with any exhibit, addendum, or preceding paragraph, shall control:

- 1) Atlanta South Rental Homes, LLC. commonly uses the well-known brand names Gatekeeper, Gatekeeper Properties, and [www.gatekeeperpropertes.com](http://www.gatekeeperpropertes.com) for marketing purposes.
- 2) In lieu of Occupant Tenant(s) paying a Security Deposit and/or Pet Deposit, Landlord authorizes Atlanta South Rental Homes, LLC. to collect a Security Deposit Replacement Fee and/or Pet Rent from the Occupant Tenant. In turn, Atlanta South Rental Homes, LLC. guarantees Tenant-caused damages and/or delinquent rent and/or fees up to 1.25X Monthly Rent and/or pet damages up to Half of One Month's Rent upon Occupant Tenant vacating the Property.
- 3) Landlord stipulates pets shall be:
 

Allowed                       Not Allowed
- 4) **Late Rent:** If Atlanta South Rental Homes, LLC. has not received normal rent from Occupant Tenant by the due date, additional late rent due when collected shall be paid 100% to Atlanta South Rental Homes, LLC.
- 5) Atlanta South Rental Homes, LLC. does not guarantee occupancy, rental income, or the performance of an Occupant Tenant.
- 6) Landlord authorizes Atlanta South Rental Homes, LLC. to deduct \$750.00 from first month's rent per paragraph seven (7) for reserve.
- 7) This Agreement may be terminated any time the property is vacant and not under lease contract with an Occupant Tenant.
- 8) If an Occupant Tenant continues occupying the property after the expiration of this Agreement, then this Agreement shall survive until the Occupant Tenant vacates the Property.
- 9) All parties agree that, if Occupant Tenant purchases Property from Landlord, Atlanta South Rental Homes, LLC. shall be paid a 3% compensation on the purchase price.
- 10) Landlord acknowledges potential financial rewards and inherent risks of investment property including, but not limited to: cost of vacancy, required maintenance, damages, eviction, and legal proceedings. Landlord acknowledges Atlanta South Rental Homes, LLC. is not liable for such loss and agrees to hold Atlanta South Rental Homes, LLC. harmless for any such losses or expenses.
- 11) Landlord acknowledges any personal property left with the house is at risk of loss or damage.
- 12) Lawn Fertilization, Chemical Treatment, Pressure Washing, Gutter Cleaning, and Pine Straw / Mulch Replacement is a Landlord Expense (if desired by the Landlord and/or required by the HOA). This is particularly important in subdivisions with strong covenants, inspections, & fines.
- 13) Atlanta South Rental Homes, LLC. does NOT recommend the use of Home Warranties. If Landlord chooses to obtain a Home Warranty, Atlanta South Rental Homes, LLC. charges a \$99.00 Home Warranty Processing Fee per Work Order Ticket.
- 14) **Property HVAC Preventative Maintenance Program** ASRH will send a HVAC Technician out to your property to service the HVAC System. The service includes verifying the filter size(s), testing for carbon monoxide poisoning, and checking freon pressures. This addresses both a legal liability exposure and a preventive maintenance need. The cost is **\$180.00** for one unit and **\$90.00** for each additional unit. You'll see this charge in your Owner's Statement. Shortly after each move in and lease renewal (basically once/year), we will provide each tenant with a year's supply of filters that will match their HVAC system. The cost of these filters for a normal-size system will range between **\$45.00 - \$65.00** per year depending on the size and requirements of your HVAC system. You'll see this charge on your owner's statement shortly after a move in or lease renewal.

BY SIGNING THIS AGREEMENT, LANDLORD ACKNOWLEDGES THAT: (1) LANDLORD HAS READ ALL PROVISIONS MADE HEREIN; (2) LANDLORD UNDERSTANDS ALL SUCH PROVISIONS AND DISCLOSURES AND HAS ENTERED INTO THIS AGREEMENT VOLUNTARILY; AND (3) LANDLORD IS NOT SUBJECT TO A CURRENT LEASING/MANAGEMENT AGREEMENT WITH ANY OTHER MANAGER.

**LANDLORD’S ACCEPTANCE AND CONTACT INFORMATION**

If Landlord is a legal entity, this Agreement must be signed by one or more authorized persons, as required in the entity’s legal documents. The person’s signature must include the capacity in which the person is signing, such as “Trustee,” “General Partner,” “Manager,” “President,” etc.

\_\_\_\_\_

**1 Landlord’s Signature**

\_\_\_\_\_

Print or Type Name

\_\_\_\_\_

Date

\_\_\_\_\_

Landlord’s Address for Receiving Notice

\_\_\_\_\_

\_\_\_\_\_

Landlord’s Phone Number

\_\_\_\_\_

Landlord’s E-mail Address

\_\_\_\_\_

**2 Landlord’s Signature**

\_\_\_\_\_

Print or Type Name

\_\_\_\_\_

Date

\_\_\_\_\_

Landlord’s Address for Receiving Notice

\_\_\_\_\_

\_\_\_\_\_

Landlord’s Phone Number

\_\_\_\_\_

Landlord’s E-mail Address

Additional Signature Page is attached

**MASTER TENANT / MASTER TENANT’S AFFILIATED LICENSEE CONTACT INFORMATION**

Atlanta South Rental Homes, LLC.

Master Tenant

\_\_\_\_\_

**Master Tenant / Affiliated Licensee Signature**

\_\_\_\_\_

Print or Type Name

\_\_\_\_\_

Date

Office@GatekeeperProperties.com

Master Tenant’s E-mail Address

KEEP01

MLS Office Code

H-66817

Manager Firm License Number

(770)-631-4334

Master Tenant’s Phone Number

(770)-631-4340

Fax Number

354 Senoia Road, Peachtree City, GA 30269

Landlord’s Address for Receiving Notice

RECEIPT OF A COPY OF THIS AGREEMENT IS HEREBY ACKNOWLEDGED BY LANDLORD.  
The above Agreement is hereby accepted, \_\_\_\_ o’clock \_\_\_\_ . m., on the date of \_\_\_\_\_.