



SS LEVENTHAL ENTERPRISES DBA

1615 US HWY 17-92 N.
Davenport, FL 33837
(863) 421-7200 F: 863.943.3093
Leasing@RentalRealtyGroup.com

CARETAKER AGREEMENT

THE UNDERSIGNED OWNER hereby employs **SS Leventhal Enterprises DBA Rental and Realty Group** (hereinafter referred to as “The Company”) to exclusively provide caretaking services for the real property pursuant to the terms and conditions of this agreement. This agreement shall last for a duration of 12 months.

Property Address

Owner of Property

Owner Address

Tel: **Email:**

Company Responsibilities

- The Company will visually assess the property interior and exterior a minimum of 2 times per month.
- The Company will check for obvious visual damage to the property, look under sinks, and flush toilets.
- The Company can coordinate and send quotes to owner for minor works if needed. A 15% fee will be added to any approved invoice. (Min \$15)
- The Company can accommodate owner requests if pre-discussed and preapproved.

Owner Responsibilities

- The Owner agrees to pay the Company \$100 per month for service.
- The Owner understands that they are responsible for all utilities, HOA fees, mortgage payments, and all cost related to the property.
- The Owner is responsible for providing and maintaining current insurance information.

Preapproved Owner Request:

Cancellation: No cost, 30 Day notice in writing by the Owner; at any time by the Company.

Dispute Resolution: Before filing a claim against us in any forum, you must first attempt to resolve the dispute informally by notifying us of your claim(s), by sending an email to _____ or sending a letter to: **Rental & Realty Group, 1615 US HWY 17-92 N. DAVENPORT FL 33837.** The notice must specifically describe the nature of the dispute and the relief you seek. You will give us 60 days from the date we receive your notice to try to resolve the dispute. Either party may file a claim if the dispute is not resolved after 60 days.

Entire Agreement, Severability: This Agreement contains the entire understanding of the parties and may not be varied or modified unless in writing, signed by the party to be charged with such change or modification. If any provision of this Agreement is judicially declared to be invalid or unenforceable, the remaining severable provisions hereof will remain in full

force and effect. Florida law governs this Agreement; sole and exclusive venue for the resolution of all disputes, which may arise hereunder, shall be in arbitration or (post arbitration) in a court of competent jurisdiction situated solely **Polk County, Florida**. If the above correctly and fully sets forth our agreement, please sign this Agreement where indicated below and return it to us.

WARNING: THIS IS A LEGAL BINDING CONTRACT BETWEEN YOU AND US. BEFORE SIGNING THIS AGREEMENT, PLEASE READ IT CAREFULLY AND BE SURE YOU UNDERSTAND ALL OF ITS CONTENTS. IF THERE IS ANYTHING YOU DO NOT UNDERSTAND, ASK ABOUT IT. YOU ARE ALSO ENCOURAGED TO SEEK THE ADVICE OF LEGAL COUNSEL.

Owner Signature:

Owner Name:

Company Signature:

Date:



