

AGREEMENT FORM

This Property Management Agreement is entered into as of _____, by and between Saani Services and _____ collectively referred to as the "Parties."

1. Property Description

The Landlord appoints the Company to manage the following property:

- Address: _____.
- Type of Property: _____.

2. Scope of Services

The Company agrees to provide the following property management services:

1. Tenant placement, including advertising, screening, and lease agreements.
2. Rent collection and timely disbursement to the Landlord.
3. Maintenance and repair coordination within agreed budgets.
4. Regular property inspections.
- 5...Handling tenant complaints and inquiries.
- 6...Legal and documentation services related to the Property.

Any additional services will be agreed upon in writing and may incur extra charges.

3. Management Fee

3.1 The Landlord agrees to pay the Company a monthly management fee of ____% of the rental income.

3.2 A one-time tenant placement fee of ____% will apply for new tenants.

3.3 All fees will be deducted before disbursing rental income to the Landlord.

4. Term and Termination

4.1 This Agreement shall commence on [Start Date] and continue until terminated by either Party.

4.2 Either Party may terminate this Agreement with a 30-day written notice.

4.3 In the event of termination, the Landlord will settle any outstanding payments.

5. Rent Collection and Disbursement

5.1 The Company will collect rent on behalf of the Landlord.

5.2 Rent payments will be disbursed to the Landlord's account by [Specify Date] each month, less management fees and other agreed deductions.

5.3 The Company is not responsible for tenant non-payment but will assist with legal proceedings as necessary.

6. Maintenance and Repairs

6.1 The Company will manage maintenance and repairs within a budget of [PKR Amount] without prior approval.

6.2 For expenses exceeding this amount, the Company will seek the Landlord's approval.

6.3 Emergency repairs necessary to prevent further damage will be undertaken immediately and reported to the Landlord.

7. Security Services

If agreed, the Company will provide optional security services at an additional charge, using personnel from reputable sources, including retired Army personnel.

8. Landlord Obligations

8.1 The Landlord will ensure the Property complies with all local laws and regulations.

8.2 The Landlord will provide the Company with all necessary documentation, including proof of ownership and tax records.

8.3 The Landlord agrees not to interfere with the Company's management responsibilities.

9. Liability and Indemnity

9.1 The Company is not liable for:

- Losses due to tenant default or damage beyond its control.
- Natural disasters, theft, or unforeseen circumstances.

9.2 The Landlord agrees to indemnify and hold the Company harmless from claims arising from the Property.

10. Dispute Resolution

10.1 Any disputes will first be resolved through mutual consultation.

10.2 If unresolved, the matter will be referred to arbitration under Pakistani law.

11. Governing Law

This Agreement is governed by the laws of Pakistan, and any disputes shall be subject to the jurisdiction of the courts in Islamabad.

12. Confidentiality

Both Parties agree to maintain the confidentiality of information related to this Agreement, including financial and tenant data.

13. Entire Agreement

This Agreement constitutes the entire understanding between the Parties and supersedes all prior agreements or understandings, whether written or verbal.

Signatures

Saani Services

Name: _____

Designation: _____

Signature: _____

Date: _____

Landlord

Name: _____

CNIC: _____

Signature: _____

Date: _____