

PROPERTY MANAGEMENT AGREEMENT

This Agreement is made and entered into at Pasig City, Metro Manila, by and between:

_____, of legal age, Filipino, residing at

_____, hereinafter referred to as the OWNER;

And

RCDC Properties, represented by its proprietor Rafael S. Chavez, of legal age, Filipino, married, with office address at Unit 823 City and Land Mega Plaza, ADB Avenue Cor. Garnet Road, Brgy. San Antonio, Ortigas Center, Pasig City, hereinafter referred to as the PROPERTY MANAGER;

OWNER hereby employs the services of the PROPERTY MANAGER to manage, operate, control, rent and lease the following described property:

Responsibilities of the PROPERTY MANAGER:

OWNER hereby appoints the PROPERTY MANAGER as his/her exclusive, lawful agent and attorney-in-fact with full authority to do any and all lawful things necessary for the fulfillment of this Agreement, including the following:

1. To collect all rents as they become due, giving receipts therefore and to render to OWNER a monthly accounting of rents received and expenses paid out; and to remit to OWNER all income, less any sums paid out.
2. To make or cause to be made all decorating, maintenance, alterations and repairs to the property and to hire and supervise all employees and other labor for the accomplishment of same.
3. To advertise the property and display signs thereon; to rent and lease the property; to sign, renew and cancel rental agreements and leases for the property or any part thereof; to sue and recover for rent and for loss or damage to any part of the property and/or furnishings thereof; and, when expedient, to compromise, settle and release any such legal proceedings or lawsuits.

Liability of the PROPERTY MANAGER:

OWNER hereby agrees to hold the PROPERTY MANAGER harmless from any and all claims, charges, debts, demands and lawsuits, including attorney's fees related to his management of the herein-described property, and from any liability for injury on or about the property which may be suffered by any employee, tenant or guest upon the property.

Compensation of the PROPERTY MANAGER:

OWNER agrees to compensate the PROPERTY MANAGER as follows:

Fees will be taken from the one (1) month deposit payment of the tenant for One (1) Year Lease Agreement and an additional ten percent (10%) on the monthly rent under existing or future rental agreements including the Events Place located at the roof deck.

The Caretaker will be compensated via a lumpsum of Php 23,700/month that includes SSS, Philhealth, Pag ibig, 13th MP, and other Government mandated contributions and benefits due to them.

Term of Agreement:

This Agreement shall be effective as of the ____ day of _____, 20__, and shall expire on the ____ day of _____, 20__.

Upon expiration of the above initial term, this Agreement shall automatically be renewed and extended after one year unless terminated in writing by either party by providing written notice sixty (60) days prior to the date for such renewal. This Agreement may also be terminated by mutual agreement of the parties at any time. Upon termination OWNER shall pay the PROPERTY MANAGER any fees, commissions and expenses due to the PROPERTY MANAGER under terms of this Agreement, which are owing to the PROPERTY MANAGER.

This document represents the entire Agreement between the parties hereto.

IN WITNESS WHEREOF, the parties hereto hereby execute this Agreement on the date first above written.

OWNER

PROPERTY MANAGER
RCDC Properties

Signed in the presence of:

REPUBLIC OF THE PHILIPPINES)
PASIG CITY, M.M.)S.S.

Before me, A Notary Public for and in Pasig City, on this _____ day of _____, came and appeared;

Both known to me and to me known to be the same person who executed the foregoing instrument and acknowledged to me that the same are free will and voluntary act and deed.

I hereby certify that the foregoing instrument refers to PROPERTY MANAGEMENT AGREEMENT, consisting of two (2) valid pages, including this page of acknowledgment is written and signed by the parties and their two instrumental witnesses on the proper places and pages.

WITNESS MY HAND AND NOTARIAL SEAL.

Doc. No. _____;

Page No. _____;

Book No. _____;

Series of 2024.