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THIS Property Management AGREEMENT (the "Agreement") is made this.1st....Day of.... July..... 2025, for 2 years ending on June 30<sup>th</sup>, 2027, and may be extended for 2 years except as other expressed by Landlord and or Managing Agent.

BETWEEN:

Stallion Technologies (Nig) Ltd of No 15, Admiralty Way, Lekki Phase 1, Lagos, Nigeria, (hereinafter called "the Landlord" which expression shall wherever the context so permits or requirements include his Heirs, Agents, Assigns, Successors-in-title and personal Representatives) of the one part.

AND

Sam Eboigbe and Co., Estate Surveyors and Valuers at No 1, Engineering Close, NSE House, NSE House Idowu Taylor Street, Victoria Island, Lagos State (hereinafter called "The Managing Agent" which expression shall wherever the context so admits include its successor-in-title and assigns) of the other part.

WHEREAS:

- (A) The Landlord is the legal owner of residential properties as stated in the schedule 3 hereto.
- (B) The Landlord desires to appoint the Management Agent as exclusive Agent to provide property management in respect of the facility, its occupied units which are rented as the Managing Agent is willing to provide such Property Management and Estate Agency Services on the terms and conditions set out hereunder (the "Appointment");
- (D) The Parties are entering into this Agreement to define their duties and obligations under the Appointment.

**IT IS NOW AGREED AS FOLLOWS:**

**1. DEFINITIONS**

The following words and expressions shall have the following meanings: Claim means any actual claim, damage, loss, liability, obligation, demand, judgment, suit, proceeding, disbursement or expense (including reasonable attorneys' fees or expenses as incurred). Confidential Information means information or data, which is commercially sensitive including

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strategic plans, clients' details, financial information, technical information and personnel policies including financial information, names and nationalities. Landlord's Expenses means those costs and expenses connected to the performance of the Services to be borne by the Landlord. The Managing Agent/Leasing Agent appointed by the Landlord to provide Property /Facility Management and Estate Agency Services. Services means both the Property Management Services and the Estate Agency Services set out in Schedule 2. Tenancy Agreement means any Tenancy Agreement (including any addenda attached) between the Landlord and a tenant of any of the Units. Tenant means any person renting any Unit(s). Term means the term of this Agreement which commences on the date of this Agreement and shall continue until such date this Agreement is entirely terminated or if partially terminated with regards to that part of the Agreement which remains effective. Total Rental Revenue means the total sum of the annual rental monies payable in respect of the Unit(s). For the avoidance of doubt, the total revenue shall include all amounts due and payable pursuant to the executed Tenancy Agreements. Total Collected Rental Revenue means the total or partial collected sum of the annual rental monies payable in respect of the Unit(s). Working Day means any day which falls on a Monday through to a Friday, excluding any public sector holiday announced by the government of the Federal Republic of Nigeria as being applicable in Nigeria. LASTRETRAD means Lagos State Real Estate Transaction Department.

## **2. THE APPOINTMENT**

- 2.1 The Landlord hereby appoints and authorizes the Managing Agent to provide the Services for the duration of the Term, and the Managing Agent hereby accepts such Appointment on the terms and conditions set out in this Agreement.
- 2.2 The Landlord undertakes it will not provide, nor give authority to any person other than the Managing Agent to provide, the Property Management Services defined in this Agreement, without the written prior notice to the Managing Agent.
- 2.3 The Managing Agent commits to act diligently, prudently, in a professional manner and in good faith under the Appointment.
- 2.4 The Landlord understands, is aware and agrees that the Managing Agent is and will be engaged in various property developments, management, leasing, brokerage and other real estate activities with third parties, not related to the Unit(s) and shall not raise any issue to the same.

## **3. REPRESENTATIONS AND WARRANTIES OF THE PARTIES**

- 3.1 **The Managing Agent warrants and represents that it:**

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- a) has secured and will maintain during the Term of this Agreement all necessary licenses, permits and authorizations, if any, required to legally perform all of its obligations and the Services defined in this Agreement.
  - b) is duly organized, qualified, and in good standing under the applicable laws and regulations.
  - c) shall not hold itself out as being the Landlord in any negotiations or discussion concerning the Unit(s); and
  - d) shall disclose orally and in writing to all prospective Tenants the fact that it is acting in its capacity as Property Managing Agent on behalf of the Landlord in respect of the Unit(s).

3.2 The Landlord warrants and represents that it:

- a) is the legal owner of the Unit(s) on the date of this Agreement.
- b) has the right and power to enter and perform its obligations under this Agreement.
- c) has taken all requisite action to authorize the execution, delivery and performance of this Agreement and its obligations contemplated herein.

#### **4. OBLIGATIONS OF MANAGING AGENT**

**The Managing Agent shall:**

- a) carry out the Services set out in Schedule 2;
- b) not, without the previous written consent of the Landlord, rent out any Unit at a rental other than that, agreed to by the Landlord.
- c) seek the prior written approval of the Landlord in regard to.
  - i. the termination for breach of any Tenancy Agreement.
  - ii. reporting a Tenant, raising a claim, filing a lawsuit against any Tenant on behalf of the Landlord before the relevant authorities for whatsoever reason.
  - iii. making a refund of the balance rent amount to the Tenant upon early termination of their Tenancy Agreement; and
- d) use and faithfully implement the agreed Tenancy Agreement exclusively for the rental of the Unit(s);
- e) Appoint and officially advise the Landlord of the name of a representative who will act as a point of contact for the Landlord throughout the Term.
- f. Utilize the erentaspace.com, AdvanceQT.com client advertising property online posting for advertising tenant and processing. The use of Questcts.com for tenant management.

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## **5. Obligations of the Landlord**

- a) pay the Fees to the Managing Agent on time and without delay;
  - b) act in good faith towards the Managing Agent;
  - c) not interfere, hinder or prevent the rights or duties of the Managing Agent under this Agreement;
  - d) not issue any instruction or communication which may be in conflict with the Services or limit the Managing Agent's ability to perform the Services unless the prior written consent of the Managing Agent has been obtained;
  - e) provide the Managing Agent with the list and details of the Unit(s) available for rental on the date of this Agreement;
  - f) provide the Managing Agent with all such information, materials, documents, facilities, and assistance or other things necessary to enable the Managing Agent to perform its obligations and the Services under this Agreement;
  - g) ensure that adequate building and landlord insurance is procured to cover all risks that may arise out of property ownership.
- 5.2 In the event the Landlord intends to sell or create any interest on all or any of the Unit(s), the Landlord undertakes to provide the Managing Agent with no less than two months notice before executing any sale or other transaction creating an interest on any Unit(s).

### **6.1 The Landlord and Managing Agent Payment:**

- a) 1. The Landlord will pay a monthly rental collection fee commencing at 2% of the existing tenant's actual unit collected rent now at execution of this agreement and upward review of this 2% every 6 months which may reach 5%, and pay to the Managing Agent on time and without delay. At renewal of existing tenants, the new 5% rate may be applied. For new tenants, the landlord will pay the 5% of tenant's actual unit collected rent.
- a) .2 The landlord will collect up to 15% of the paid tenant's property management fees as administrative fees, of which 10% shall be issued to the managing agent who shall be responsible for day to full scale administration of the property management and its administration.
- b) act in good faith towards the Managing Agent.
- c) not interfere, hinder or prevent the rights or duties of the Managing Agent under this Agreement.
- d) not issue any instruction or communication which may be in conflict with the Services or limit the Managing Agent's ability to perform the Services unless the prior written consent of the Managing Agent has been obtained.

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- e) provide the Managing Agent with the list and details of the Unit(s) available for rental on the date of this Agreement.
  - f) the Managing Agent with all such information, materials, documents, facilities, and assistance or other things necessary to enable the Managing Agent to perform its obligations and the Services under this Agreement.
  - g) ensure that adequate building and landlord insurance is procured to cover all risks that may arise out of property ownership.
- 5.2 In the event the Landlord intends to sell or create any interest on all or any of the Unit(s), the Landlord undertakes to provide the Managing Agent with no less than two months' notice before executing any sale or other transaction creating an interest on any Unit(s).

## **6. FEES AND PAYMENT**

- 6.1 In consideration of the Property Management Services rendered by the Managing Agent, the Managing Agent shall be entitled to a 2% fee of rent collected from tenants which may be Revised every six months.
- 6.2 The Parties agree that all rental monies and other payments are due under the Tenancy Agreements will be issued in the name of "Sam, Eboigbe and co", and that the monies collected shall be deposited in the Managing Agent's bank account. The managing agent shall commence a freelance account in AdvanceQT.com contract hire site, maintain its premium account on the contractor site and shall issue all service invoice payments from AdvanceQT.com due to the property management services, and follow the designated platform operational and payment rules. Agent further agrees to use the Questcts.com property management cloud-based software for managing this property and other properties as Agent deems fit.
- 6.3 The Managing Agent shall transfer to the Landlord's Bank Account (details of which are mentioned in Schedule 1) whatsoever the amount of the rental monies realized and cashed pursuant to the Tenancy Agreements executed less the total fees, as per clauses This payment is required only when the managing agent obtains an initial deposit or rental payment. All collected rents and property management fees are paid to the Landlord account. The corresponding payment would be then made to all other responsible parties by the Landlord. All regular monthly payments and property maintenance fees by tenants are deposited in the Stallion Technology Nig Ltd UBA pay to account.
- 6.4 The Managing Agent's invoices are due for payment five (7) working days after presentation to the Landlord.

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- 6.5 Without prejudice to any other rights it may have, in the event that any sum due from the Landlord to the Managing Agent remains unpaid for more than thirty (30) days the Managing Agent shall be entitled to suspend the performance of the Property Management Services and Estate Agency Services, with prior notice of fifteen (15) days, to the Landlord until such time as the relevant payment is made and Managing Agent shall not be liable for any incidental factors including but without limitation to delays, losses, costs or expenses occasioned to the Landlord by such suspension.

**7. EXPENSES AND ACCOUNTING**

- 7.1 The Managing Agent shall maintain and render proper accounts in respect of the payments received from the rental of the Unit(s) and the Landlord's Expenses.
- 7.2. On a monthly basis, the Managing Agent shall provide a monthly report to the Landlord itemizing all expenses due for services in accordance with the terms of this agreement.
- 7.3 Use the Questcts – Accounting and Client Encounter system for tenant services

**8. LIABILITY AND INDEMNITY**

- 8.1 The Managing Agent undertakes that its performance under this Agreement shall be in accordance with the applicable standards of best practice in the national Property Management Industry by the exercise of good property husbandry and prudence in the management of the property and by the exercise of due diligence in the discharge of the Managing Agent's responsibilities.
- 8.2 For the purpose of this Agreement, the expression "personal act or omission" of the Landlord means an intentional and conscious, negligent or reckless disregard by the Landlord of any express provision of this Agreement, but which, for avoidance of doubt, shall not include:
- 8.2.1 any such disregard which is attributable directly or indirectly, to a breach by the Managing Agent of its obligations under this Agreement which is otherwise attributable, directly or indirectly, to the acts or omissions of the Managing Agent, its servants, agents or sub-contractors (which shall include, without limitations, any advice given or recommendation by, or any omission to give any advice to make any recommendation by, or any authorization or consent or approval of, the Landlord, its servants, agents or sub-contractors);
- 8.2.2 any intentional and conscious disregard by the Landlord of any provision of this Agreement when required to meet emergency conditions including, without limitation, safeguarding of health, safety, security, property or the environment.
- 8.3 During the term of this Agreement, subject as provided in this Article 9, the Managing Agent shall be liable for any liability, loss, damage, delay or expense of whatsoever nature, whether direct or indirect, (including but not limited to loss of profit arising out of

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or in connection with nonpayment of due rent by the Tenant or non vacation of the property by the Tenant on expiration of paid rent and in accordance with the provision of the Tenancy Agreement) and howsoever arising in the course of performance of the Management Services under this Agreement, only where such liability, loss, damage, delay or expense is caused by:

- 8.3.1 any breach of terms by the Managing Agent under this Agreement.
- 8.3.2 the acts or omissions of the Managing Agent, its servants, agents or subcontractors.
- 8.3.3 the termination of this Agreement by the Landlord upon the Landlord becoming entitled to exercise any such rights of termination by virtue of this Agreement.

**PROVIDED ALWAYS that**

- 8.3.4 the Managing Agent shall not be liable in circumstances where any such liability, loss, damage, delay or expense may be caused by the personal act or omission of the Landlord;
- 8.3.5 the Managing Agent shall only be liable to indemnify the Landlord against any such liability, loss, damage, delay or expense to the extent of, and not beyond, its total annual professional fees accrued from the Property unit to which such liability, loss, damage, delay or expense arises therefrom.
- 8.5 The Landlord shall be liable for any loss, damage, delay or expense of whatsoever nature, whether direct or indirect to the extent any such liability, loss, damage, delay or expense may be caused by the personal act or omission of the Landlord, and the Landlord hereby undertakes to keep the Managing Agent, its Affiliates servants, agents and subcontractors indemnified and held the Managing Agent harmless against all actions, proceedings, liability, demands or claims whatsoever and However, which may be brought against it or incurred or suffered by it arising out of or in connection with the performance of this Agreement, and against and in respect of all costs, loss, damages and expenses (including legal costs and expenses on full indemnity basis) which the Managing Agent may suffer or incur (either directly or indirectly) in the course of the performance of this Agreement, to the extent the same may be caused by the personal act or omission of the Landlord.
- 8.6 Without prejudice to the generality of the provisions of this Article 9 it is hereby expressly agreed that no Affiliate of either Party nor its servants nor agents (including any subcontractor from time to time employed by that Party) shall in any circumstances whatsoever be under any liability to the other Party for any loss, damage or delay of whatsoever kind arising or resulting directly or indirectly from an act or default on its part while acting in the course of or in connection with the performance of this Agreement.

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- 8.7 In connection with the obligations in this Article 9, the Managing Agent shall:
- 8.7.1 Exercise due diligence to protect the Landlord's interests with respect to claims by or against third parties, including the Tenants occupying the Property.
- 8.7.2 Keep the Landlord informed regarding incidents which may give rise to claims by or against third parties; and
- 8.8.3 Obtain and send to the Landlord a copy of each complaint or submissions from the Tenants.
- 8.9 For all intents and purposes, the Managing Agent shall not be responsible for any intentional and conscious disregard by the Managing Agent of any provisions of this Agreement when required to meet emergency conditions including, without limitation, safeguarding health, safety, security, property or the environment.

## **9. TERM AND TERMINATION**

- 9.1 This Agreement shall be effective for a period of twelve (12) months from the date of signature of this Agreement and is automatically renewable for further periods of twelve (12) months unless terminated pursuant to clause 11.2
- 9.2 Either party may terminate this Agreement, partially or entirely, by the giving of, at least two (2) months prior written notice by one Party to the other Party and such termination shall take effect on the expiry date of the said written notice.
- 9.3 The termination of this Agreement shall not affect the rights and liabilities of either Party subsisting at the date of termination.
- 9.4 Upon termination of this Agreement for any reason, the Managing Agent shall:
- a) Promptly handover all Documentation held by the Managing Agent to the Landlord; and
- b) Transfer all outstanding amounts/monies due to the Landlord.
- 9.5 Upon termination of this Agreement for any reason, the Landlord shall make payment of any outstanding monies due from the Landlord to the Managing Agent.

## **10. ASSIGNMENT**

- 10.1 This Agreement may only be assigned by a Party after obtaining the prior written consent of the other Party, such consent not to be unreasonably withheld.

## **11. CONFIDENTIALITY**

- 11.1 The Parties agree that they will consider all information and data furnished by either Party to the other Party as Confidential Information no matter the simplicity of this information, and undertake not to disclose or reproduce any Confidential Information without the prior written consent of the other Party.
- 11.2 Except with the prior written permission of the Landlord, the Managing Agent shall not at any time communicate to any person or entity any confidential information disclosed to the Managing Agent for the performance of the Managing Agent's services hereunder or disclosed by the Managing Agent in the course of its services hereunder, nor shall the



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Managing Agent make public nay information as to the recommendations formulated in the course of, or as a result of, the Managing Agent's services hereunder nor shall the Managing Agent make any public statement relating to the Property without the prior written approval of the Landlord.

- 11.3 Except with the prior written permission of the Managing Agent, the Landlord shall not at any time communicate to any person or entity any confidential information disclosed to it by the Managing Agent under this Agreement, nor shall the Landlord make public any information as to the recommendations formulated in the course of, or as a result of, the Managing Agent's services hereunder in schedule 2 of this agreement.
- 11.4 The Parties agree that they shall at all times, both during the Term of this Agreement and for a period of Eighteen (18) months after the termination and/or expiration of this Agreement, keep confidential (and shall procure that its directors, officers, members, shareholders, employees, servants, consultants, agents and representatives shall keep confidential) all Confidential Information provided by the other Party.

## **12. NOTICES**

- 12.1 All notices, requests and demands given to or made upon the Parties shall be in writing and shall be faxed or mailed properly addressed, postage prepaid, registered or certified; by courier, or other recognized delivery services; or hand delivered to either Party at the addressed set below.
- 12.2 Any such notice is deemed to be given by the sender and received by the addressee:
- a) if delivery in person (by courier or hand), when delivered to the addressee:
  - b) if by post, 5days from and including date of postage.
  - c) if by facsimile transmission by the transmission report printed by the sender's facsimile machine that the transmission is successful, but if delivery or receipt is on a day which is not a normal Working Day or is after 5:00pm (addressee's time) it is deemed to be given at 9:00am on the following Working Day.

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If to the Landlord:

**Stallion Technologies Nig Ltd**

15, Admiralty Way,

Lekki, Lagos

Tel:

Email: [dahealthcare800@gmail.com](mailto:dahealthcare800@gmail.com)

If to the Managing Agent:

**Sam Eboigbe & Co;**

Address: No 1, Engineering Close, N.S.E House, OU' Idowu Taylor Street,

Email: [sameboigbeandco@gmail.com](mailto:sameboigbeandco@gmail.com)

Victoria Island, Lagos.

Attention: Mr. Sam I. Eboigbe

Tel: +2348033090908

Email: [info@sameboigbeandco.com](mailto:info@sameboigbeandco.com)

Cc: [sameboigbe@yahoo.com](mailto:sameboigbe@yahoo.com)

### **13. Governing Law and Jurisdiction**

13.1 The governing law of this Agreement is the Laws applicable in the Federal Republic of Nigeria. The Parties agree that any legal action or proceeding with respect to this Agreement shall be subject to the jurisdiction of the Courts of Lagos State and Federal Republic of Nigeria.

### **14. GENERAL**

#### **14.1 Waivers**

- a) Waiver of any breach of this Agreement or of any right, power, authority, discretion or remedy arising upon a breach of or default under this Agreement, must be in writing and signed by the Party granting the waiver.
- b) A breach of or default under this Agreement is not waived by any failure or delay in exercising or in the partial exercise of any right, power, authority, discretions or remedy.

#### **14.2 Variation**

- a) A variation of any term of this Agreement must be in writing and signed by the Parties.

#### **14.3 Cost and Expenses**

- a) Each Party must pay its own legal costs in respect of the preparation and execution of this Agreement.

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14.4 Further Assurances

- a) Each Party covenants with each other that they shall do all things necessary (including but not limited to, executing all documents) to give effect to this Agreement.

14.5 Entire Agreement

- a) This Agreement is the entire Agreement between the parties in respect of the subject matter herein.

14.6 Counterparts

- a) This Agreement is made in two original copies, to be used for necessary action and all such counterparts taken together shall be deemed to constitute one and same instrument.

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**IN WITNESS WHEREOF**, and intending to be legally bound, the Parties have caused this Agreement to be executed as of the date first mentioned.

For and on behalf of

**LANDLORD**

**Stallion Technologies Nig Ltd**

In the presence of:

Name: Fanen Zahan

Address:

Occupation:

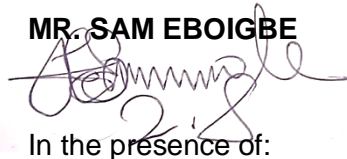
Signature: *Fanen Zahan*

Date: 2025-07-24

For and on behalf of

**MANAGING AGENT**

**MR. SAM EBOIGBE**



In the presence of:

Name: Babatunde Ajani

Address: NSE Building, Engineering Close, Victoria Island, Lagos

Occupation: Estate Surveying and Valuation

Signature: *mmgshsfamp*

Date: 3<sup>rd</sup> July, 2025

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## Schedule 1 – BANK ACCOUNT DETAILS

Account Name:.....Stallion Technologies Nig Ltd.....

Account Number: ....1023951609.....

Bank Name: .....UBA.....

Branch: .....Benin , Ikpoba Hill.....

BSB/Swift Code: .....

IBAN.....

## Schedule 2 – THE SERVICES

### A- PROPERTY MANAGEMENT SERVICES

#### 1. Executing the Tenancy Agreement

- 1.1 The Managing Agent shall prepare and deliver to Landlord for his approval, a Tenancy Agreement for each unit/property in this agreement; This shall be used as a Modification to current tenant agreement.
- 1.2 The Managing Agent shall register the Tenancy Agreement with the appropriate State or Federal Authority where required.
- 1.3 The Managing Agent shall secure and keep in its records a copy of each Tenant's personal details including but not limited to International Travel Passport, Driver's License and/or National Identity Card.

#### 2. Collecting Payments

##### The Managing Agent shall:

- 2.1 collect, receive and acknowledge receipt of the annual rent amount, security deposit and other charges or payments due pursuant to the executed Tenancy Agreements and/or the applicable Laws and Regulations of Lagos State and Federal Republic of Nigeria.
- 2.3 provide full accounts management, including billing, collection and banking into the Bank Account designated for the purpose of this Agreement of the funds received in relation to the rental of the Unit(s);

#### 3. Handing over the rented Unit(s)

- 3.1 The Managing Agent shall attend, inspect and document the handing over of each rented Unit to or from a Tenant in its presence.

#### 4. Managing the Tenancy Agreements

##### The Managing Agent shall.

- 4.1 provide a landlord approved Tenancy Agreement for use between the Landlord and Tenant.

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- 4.2 respond to all reasonable queries from Tenants or their advisors on any property management or "Landlord and Tenant" related issue, and advise Tenants in relation to any notices received in relation to the Unit(s)/property.
  - 4.3 in the event of a breach of an executed Tenancy Agreement by a Tenant inform the Landlord and send a notice to that Tenant on its behalf.
  - 4.4 receive and acknowledge receipt of, and reply to the notices served by the Tenants or any other third party in relation to the rental of the Unit(s)/property.
  - 4.5 Terminate and cancel any Tenancy Agreement, vacate, and recover possession of the rented Unit(s) and refund the Tenants the remainder of the rental amount and the security deposit and any other payments as authorized by the Landlord and in accordance with the provisions of the Tenancy Agreement.
  - 4.6 take all reasonably necessary measures or actions against a Tenant or any third party in the event(s) of a cheque returned unpaid (bounced cheque), failure to vacate a Unit/property, damage by the Tenant or a third Party to the Unit(s)/property, and/or any other breach of an executed Tenancy Agreement, at the Landlord's expense.
  - 4.7 maintain all necessary records including maintenance and reporting to the Landlord on a monthly-quarterly basis, a Rent Schedule which shall include information on the status of each unit(s)/property.

## **5. Renewal of the Tenancy Agreements**

- 5.1 The Managing Agent shall use all best endeavors to ensure that rental renewals are agreed between the Landlord & Tenant and documented before the due dates.
- 5.2 The Managing Agent shall ensure that any vacant unit(s)/property is not vacant for more than three (3) calendar months after such unit(s)/property has been vacated and before such unit is re-tenanted.

## **6. Maintenance**

- 6.1 The Managing Agent shall ensure that the unit(s)/property is well maintained in Tenantable condition at all times.
- 6.2 Day to Day Repairs:
  - a) enter into an annual maintenance contract with a third-party maintenance provider at the Landlord's expense and subject to Landlord's approval. The Managing Agent will provide the Landlord with a recommendation of a suitable third party maintenance provider and shall sign the contract on behalf of the Landlord, unless agreed otherwise.
  - b) The Managing Agent shall coordinate with maintenance providers for attendance to maintenance items which the Landlord is responsible for, provided.

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- i) The Managing Agent shall advise the Landlord of any essential or major repairs, and shall obtain three quotes and shall seek the approval of the Landlord to instruct the maintenance provider to complete the work.
  - ii) in the event that essential or major repairs are identified that shall affect the health and safety of the Tenant or others, and or the structure of the building, the Landlord authorized the Managing Agent to instruct such repairs at the Landlord's expense without further authorization by the Landlord in the event that the Landlord has been non contactable for a period of more than twenty-four hours.
  - iii) essential major maintenance includes but is not limited to servicing, repair and/or replacement of items such white goods, water heaters, water pumps (if applicable), air-conditioning units and ducts and major plumbing and electrical issues.

## **7. IT Management System**

- 7.1 The Managing Agent shall list the Unit(s) and its details on IT Management System.  
**Quest CTS – Account and Client Encounter System – Questcts.com**

## **8. Representing the Landlord before the Authorities**

- 8.1 The Managing Agent shall represent the Landlord before the relevant authorities including the police and other competent authorities, including the homeowner's association.

## **9. Facility Management Services**

- 9.1 The Managing Agent shall provide Facility Management Services as may be contained in the Tenancy Agreement for each unit/property. This would include Service Charge Administration and Preparation of Service Charge Budget on annual basis. The budget would capture the provision of common services enjoyed by the tenants. The fee payable by the tenants to the Property/Facility Manager for the administration of these services shall be 15% of the total cost of providing the common services as contained in the Service Charge Account.

## **10. ESTATE AGENCY SERVICES (LEASING)**

### **10.1 Rental Assessment**

- a) The Managing Agent shall advise the Landlord in writing from time to time as to its view as to the best rental price obtainable for the Unit(s).

### **10.2 Advertising and Marketing**

- a) The Managing Agent shall:
  - i) regularly advertise the Unit(s) to the public for lease at such times and by use of electronic media, online platforms and portals that are in the opinion of the Leasing Agent best suits the Unit(s).
  - ii) at all times, use its commercially reasonable endeavors to market, promote, solicit, secure and/or retain appropriate Tenants for the Unit(s); and

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- b) The Landlord acknowledges and agrees that the Leasing Agent shall have the right to:
    - i) take photographs of the interior of the Unit(s) and the exterior of Unit(s) for the purposes of advertising, and:
    - ii) put the Managing Agent's signage in reasonable locations at the Unit(s).

#### 10.3 Tenant Viewings

- a) The Managing Agent shall arrange for Tenant viewings in accordance with the regulations of the developer, community, homeowner's association and/or strata declaration of the community.