



RENTAL MANAGEMENT MANDATE BETWEEN

Hereinafter referred to as the owner

AND

Estriologe.com

Hereinafter referred to as the manager

Whereas the owner owns, by valid title, of one or several rental dwellings, at the following civic addresses:

Whereas the manager provides management and leasing services for rental dwelling; Whereas the owner is interested in retaining the services offered by the manager;

BOTH PARTIES AGREE TO THE FOLLOWING:

1. CRITERIA of ADMISSION

- 1.1 The owner holds and shall maintain in force an insurance policy covering theft and fire as well as general liability insurance for one million dollars (\$1,000,000) relative with its dwelling.
- 1.2 The owner must warn the manager when he intends to occupy the dwelling for personal purposes.

2. NATURE AND DURATION OF THE CONTRACT

- 2.1 The owner mandates **estriologe.com** as manager for a period of 24 months beginning on:/...../.....
- 2.2 The manager's compensation will be 20% of the gross rental income. Rental service includes: Phone service 7/7 days, photos of de rental unit, publicity, lessee selection, visits, rental agreement drafting and approval, enforcement of rental policy, offer a 1500\$ damage insurance to the tenant or secure a security deposit, site inspection on arrival and departure.

2.3 The manager shall have the exclusive rights to lease.
Should the owner refer a tenant to the manager, or rent the dwelling himself to a tenant, the owner shall pay to the manager a fee of 5% of the rent charged to said tenant. This fee is to cover advertising and publicity costs associated with the dwelling.

In this event, the owner shall inform the manager as soon as possible and remittances will be as specified in article 4. The manager will then provide a key pickup & return service within normal business hours at the manager's place of business.

For late arrivals (outside of business hours) an appointment must be made with the manager and a fee of 35\$ shall apply. Occupation by immediate relatives of the owner shall be deemed to be personal use.

2.4 In the event that the owner should sell the dwelling or cancel this agreement with the required 15 days prior notice, the owner shall respect all confirmed reservations and pay the appropriate compensation to the manager, save and except if the manager can, through reasonable efforts substitute the dwelling by another of equal value.

3. MANDATE

The owner hereby grants to the manager the powers and authority required to, propose for rent, rent, manage the dwelling and administer the gross incomes generated from the rental of the property in accordance with the stipulations of the present contract.

THE MANAGER HAS THE POWERS AND AUTHORITIES TO:

- 3.1 Rent the dwelling for the terms, fees and conditions which he considers suitable based on the agreement with the owner.
- 3.2 At the manager's expense, to establish and commercialize a marketing and publicity plan in order to maximize rental revenues. .
- 3.3 Pre-inspect the unit before accompanying the tenant for their inspection upon arrival and before their departure.
- 3.4 To provide the maintenance and caretaking services, materials and tools, to carry out or supervise minor maintenance and repair work to maintain the interior of the dwelling in good working order in accordance with a prior agreement with the owner. The following fees will be borne by the owner.

<i>Housekeeping:</i>	20\$ / hour
<i>Maintenance:</i>	25\$ / hour
<i>On site presence by an Estriologe representative:</i>	35\$

- 3.5 To collect and manage rental incomes in accordance with article 4.
- 3.6 To obtain from Tourisme Québec the necessary authorizations to offer the above mentioned dwellings to potential lessees. The costs associated with the procedure to obtain the proper classifications will be borne by Estriologe.com.
- 3.7 To hold a civil liability insurance of at least 2 M\$.
- 3.8 To collect the various applicable taxes and to manage those according to current legislations ,

4. REVENUES

The gross rental income is received by the manager who will remit the net income to the owner as follows:

- 4.1 For rental payments received between the 1st and 14th of the month, payment to the owner, less rental fees and complementary costs for the services according to separate agreements, shall be remitted on the last day of the current month.
- 4.2 For rental payments received between the 15th and last day of the month, payment to the owner, less rental fees and complementary costs for the services according to separate agreements, shall be remitted the 15th of the following month.

5. OTHER PROVISIONS

- 5.1 The failure or delay by the manager to require the execution of one or more of the obligations under contract will not be deemed as a renunciation of its rights.
- 5.2 This contract shall be interpreted and governed in accordance with the provisions of the Quebec Civil Code.
- 5.3 Any amendment to this contract is without effect unless supported by a document signed by both parties.

5.4 The owner exempts the manager of all and any responsibilities with regards to possible derogations to municipal by-laws or zoning rules applicable to the property. It is the owner's responsibility to insure conformity with existing regulations.

6-DESCRIPTION OF THE PROPERTY :

Address : _____ City : _____

Postal code : _____ Telephone : _____

#Bedrooms : _____ # Bathrooms: _____ #Occupants.: _____ Fireplace : _____

Ski in/out : _____ BBQ : _____ SPA : _____

Cable TV : _____ SatelliteTV : _____ Internet : _____

Swimming pool: _____ Other: _____

Specify the number and type of beds for every bedrooms:

(**K**: King, **Q**: Queen, **D**: Double, **S**: Single, **HB**: Hide-a-bed, **B**: Overhead bunks)

BR1 : _____ BR2 : _____ BR3 : _____

BR4 : _____ BR5 : _____ Living : _____

Basement : _____

Fire protection :

Smoke detectors : _____ CO Detector : _____

Extinguishers : _____ Locations : _____

Alarm : _____

7. OWNER

Name : _____

Address : _____

City: _____ Postal code: _____

Province / State: _____ Country: _____

Telephone: _____ Mobile: _____

Fax: _____ Email: _____

Other information: _____

In witness whereof, we have signed

In _____ On _____

Owner _____ Manager _____

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