Landlord Service Agreement

Administrative and property support | RentalStreams.com | 224-216-2127

Client / Landlord _____ **Effective Date** _____

Primary Property State(s) _____ **Billable Units** _____ **Approval Limit $** _____

SELECTED SERVICE PLAN / FEES

[ ] Essential - $19/unit/month ($49 monthly minimum)

[ ] Assist - $39/unit/month ($99 monthly minimum)

[ ] Managed - Custom written quote

[ ] Optional assisted onboarding / setup

Other approved pricing / add-ons _____

1. Services & Authority

RentalStreams provides administrative, coordination, communication, recordkeeping, and workflow support only within the selected plan and written approvals. Services are generally provided through electronic, telephone, and online communication. RentalStreams does not provide on-site property management unless separately agreed in writing. It does not provide legal, tax, accounting, inspection, construction, brokerage, or other licensed professional services unless separately authorized and qualified.

2. Owner Retains Control

Client remains the property owner and final decision-maker. Client sets rents, deposits, lease terms, screening criteria, applicant approvals/denials, concessions, payment plans, legal notices, evictions, major repairs, renewals, and other material property decisions. Client remains responsible for property condition, habitability, insurance, taxes, licensing, local compliance, and on-site/emergency resources.

3. Innago / Systems

Client creates and owns the Innago or other property-management account, retains primary credentials and banking/payment controls, and grants RentalStreams separate authorized-user access only as needed. Client will not share passwords or one-time security codes. RentalStreams does not take custody of rent, deposits, or client funds unless separately agreed and legally permitted.

4. Screening, Maintenance & Vendors

If included, RentalStreams may coordinate screening workflows and maintenance/vendor activity, but Client establishes lawful criteria, makes final screening decisions, and approves costs above the stated limit. Vendors are independent third parties; Client is responsible for vendor invoices and repair costs unless expressly included.

5. Billing & Third-Party Costs

Client authorizes recurring charges for the selected plan through RentalStreams' payment processor. Screening, payment-processing, vendor, repair, legal, filing, postage, tax, and other outside costs are separate unless expressly included in writing. Assisted onboarding/setup fees are nonrefundable once onboarding work begins, except where required by law. Overdue accounts may be suspended after reasonable notice, subject to law.

6. Term & Termination

Services begin on the Effective Date and continue month-to-month unless otherwise written. Either party may terminate on 30 days' written notice. RentalStreams may suspend or terminate sooner for unlawful instructions, material safety/fraud risk, harassment/abuse, required unlicensed activity, or material breach. Client remains responsible for earned fees and approved costs through termination.

7. Standard, Risk & Liability

RentalStreams will use commercially reasonable care but does not guarantee rent collection, tenant/applicant performance, vacancy duration, property condition, vendor outcomes, third-party system availability, legal outcomes, or financial results. To the fullest extent allowed by law, RentalStreams is not liable for indirect, special, incidental, punitive, consequential, lost-profit, vendor, or third-party platform losses.

8. General Terms

The parties will first try to resolve disputes through good-faith written communication. This Agreement, selected plan/quote, property list, written add-ons, and later written changes are the entire agreement. Mandatory law of the property's jurisdiction controls where applicable. Signed copies may be treated as originals to the extent permitted by law.

ACKNOWLEDGMENT & SIGNATURES

By signing, Client confirms the selected scope and pricing, understands RentalStreams is an administrative property support provider, and authorizes RentalStreams to act only within this Agreement and written approvals.

Client / Landlord _____ **Signature** _____ **Date** _____

RentalStreams _____ **Signature** _____ **Date** _____