Addendum to Property Management Agreement

This addendum is to be a part of either the AAR Property Management Agreement or the West USA Property Management Agreement. This addendum is made a part of the Property Management Agreement between:

West USA Realty, hereinafter referred to as **Broker** and

_____hereinafter referred to as **Owner**

For the property located at _____

Managed by_____

1. Owner shall provide Broker with a United States Federal Tax Identification Number. Federal law requires the collection of that info by the broker, otherwise the broker is obligated to withhold a Federally mandated percent of any rental payment due the Owner. Owner agrees to provide such information within 30 days of any rental payments due the owner otherwise the Broker will withhold the required amount from current and any future payments to the owner. Owner further understands that any amounts withheld from the owners proceeds will be forwarded to the Internal Revenue Service after the end of the year.

   Owner Initials_____ _____

2. Owner is aware that Broker shall not be responsible for the payment of mortgages, liens, encumbrances, property taxes, property insurance or homeowner association payments. Owner is obligated to pay any such bills when due and shall notify broker at any time the owner is delinquent in any such payment. Owner further instructs the Broker not to pay any bills unless a valid invoice is received by the broker.

   Owner Initials_____ _____

3. Owner understands that many municipalities in Arizona require the owner pay city or municipal sales tax on any rental income. Owner agrees that owner will obtain any appropriate city or municipal license to operate a rental property and to collect sales tax with the rent payments. Owner assumes all liability in submitting the rental taxes to the appropriate taxing authority.

   Owner Initials_____ _____

_____ _____

Owner (Signature) Date Owner (Signature) Date

_____

Designated Broker (Signature) Date