



TERMS AND CONDITIONS OF AGREEMENT

Property Location:

Owner will initial each term as listed.

_____ This agreement, by and between Lynxource (an Arizona based corporation), and _____ (Authorized Manager / Owner), shall commence on this day _____ and will remain in effect until _____, or otherwise noted or terminated by either party.

_____ This contract is non-restrictive at any time for breach of underlying agreement, owner may cancel or terminate this agreement with viable cause and with a (30) day notice to vacate. Lynxource agrees to waive any and all right to judicial process with regards to termination of this agreement.

_____ Lynxource agrees to provide on time monthly payments to owner by way of bank transfer/deposit on the sixth (6th) day of the first month should tenant default, and on the first (1st) business day of the following month, regardless of occupation of the unit.

_____ Lynxource agrees to cover any and all damages and repairs excluding refrigeration, heating and air conditioning or internal plumbing. Lynxource will provide monthly inspections and pest control services.

_____ Owner will provide Lynxource with a habitable unit. Should the unit require any preparation to become rent-ready, Lynxource will cover those costs in order to quickly turn the unit for a profit.

_____ Lynxource agrees to cover evictions, removals, inspections, turn-overs, re-rents, advertising, and or listing / showing the property. Owner will not be charged for these particulars.

_____ Lynxource will remain as actual tenant and maintains it's position as occupant.

_____ Lynxource will co-occupy the unit with it's client who's position is, was and always shall be what is considered a "Temporary Assignee".

_____ "Temporary Assignee" has ZERO rights to occupy the unit without expressed permission by either Lynxource or Owner. Temporary Assignee will be immediately ejected from the property for non-payment, or breach of material contract by way of "lock-out".

_____ Lynxource will enforce the terms and conditions set forth by Owner in order to maintain the integrity of this agreement and future business had with the owner.

_____ Lynxource will charge a fee to the Temporary Assignee of at least \$100.00 or 10% of the monthly rent, whichever is greater as an access fee to remain in the unit.

_____ In summary, Lynxource is the assignee of the unit, by the owner, and Temporary Assignee would be the guest or Lynxource indefinitely.

_____ Owner has the option to make changes to the agreement at any time for any reason.

_____ Owner understands that the Temporary Assignee may have blemishes on their personal or financial history which may hinder them from applying with other companies or to other properties and will authorize Lynxource to use discretion when hosting Temporary Assignee(s) in the unit.

_____ Lynxource agrees to cover any and all costs associated with this agreement in order to maintain it's integrity.

_____ Should any special provisions or clarifications need to be addressed, please attach a special addendum and initial this option. There will be _____ pages added.

Authorized Agent / Owner Printed Name

Authorized Agent / Owner Signature

Date _____

Time _____

LYNXOURCE CORPORATION