

LIMITED SERVICES AGREEMENT
ALPHA DIMENSION PROPERTIES INC.

This Property Management Agreement (this "Agreement") is made effective as of _____, 2015, by and between _____ of _____, _____, _____, _____ and Alpha Dimension Properties Inc. of 10650 Irma Drive, P.O. Box 33482, Northglenn, Colorado 80233. In this Agreement, the party who is contracting to receive the services shall be referred to as "Property Owner", and the party who will be providing the services shall be referred to as "Property Manager" and/or "Premises Manager".

1. DESCRIPTION OF SERVICES. Beginning _____, 2015 through December 31, 2015 Property Manager will provide the following services (collectively, the "Services"): Service for the single family home located at _____, _____, CO _____. Legal: _____

- Process applications submitted electronically on the provided web link, deliver the application by e-mail to the Property Owner and generate a full credit, criminal, back ground, eviction and employment verification report.
- Review the results of the credit, criminal, back ground, eviction, and employment verification with the Property Owner. Printed copy will be stored at the office location of Alpha Dimension Properties Inc. for the Property Owners review by appointment.
- Supply the Property Owner with an editable Microsoft Word, Colorado Compliant Lease, reviewed and certified a minimum of once a year by a Colorado Real Estate Attorney.

2. PAYMENT FOR SERVICES. All money exchange will be in United States currency and United States banks only. Property Owner will pay compensation to Alpha Dimension Properties Inc. for the above Services of \$99.00. **Fee is payable prior to any service being rendered** by property manager with the exception of the initial consultation if requested.

3. TERM/TERMINATION. This Agreement is for the calendar year of 2015 regardless of the date initiated. This Agreement will automatically end December 31, 2015. Services requested after December 31, 2015 will require a new agreement.

4. RELATIONSHIP OF PARTIES. It is understood by the parties that Alpha Dimension Properties and its contractors are acting as independent contractors with respect to Property Owner, and not an employee of Property Owner. Property Owner will not provide fringe benefits, including health insurance benefits, paid vacation, or any other employee benefit, for the benefit of Alpha Dimension Properties Inc. and its contractors. Property Owner represents to Alpha Dimension Properties Inc. that Property Owner has the right, title and authority to enter into a contract with Alpha Dimension Properties Inc. regarding the property.

5. WORK PRODUCT OWNERSHIP. Any copyrightable works, ideas, discoveries, inventions, patents, products, or other information (collectively, the "Work Product") developed in whole or in part by Alpha Dimension Properties Inc. and its independent contractors in connection with the Services shall be the exclusive property of Alpha

LIMITED SERVICES AGREEMENT
ALPHA DIMENSION PROPERTIES INC.

Dimension Properties Inc. Upon request, Alpha Dimension Properties Inc. shall sign all documents necessary to confirm or perfect the exclusive ownership of Alpha Dimension Properties Inc. to the Work Product.

6. CONFIDENTIALITY. Alpha Dimension Properties Inc. will not at any time or in any manner, either directly or indirectly, use for the personal benefit of Alpha Dimension Properties Inc. or its independent contractors, or divulge, disclose, or communicate in any manner any information that is proprietary to Property Owner. Alpha Dimension Properties Inc. and its independent contractors will protect such information and treat it as strictly confidential. This provision shall continue to be effective after the termination of this Agreement.

7. NONDISCRIMINATION. Alpha Dimension Properties Inc. and it's contractors along with Property Owner agree not to discriminate unlawfully against any prospective tenant including race, creed, color, sex, marital status, national origin, familial status, physical or mental handicap, religion or ancestry of such person(s).

8. ENTIRE AGREEMENT. This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written.

9. SEVERABILITY. If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

10. APPLICABLE LAW. This Agreement shall be governed by the laws of the State of Colorado.

PARTY CONTRACTING SERVICES:

_____ as Property Owner
Printed Name

E-Mail Address

Contact Phone Number for Property Owner

By: _____
Property Owner/Landlord

SERVICE PROVIDER:
Alpha Dimension Properties Inc.

By: _____
Alpha Dimension Properties Inc.
Kathleen Worley, Broker/Owner