VENDOR SERVICE AGREEMENT

As a Vendor for Alabama Rental Managers, LLC;

I, _____, as Agent for

_____ (*Vendor/Business Name*), agree to provide goods and/or services to Alabama Rental Managers, LLC, as Agent for their clients under management contract under the following terms:

A) Alabama Rental Managers, LLC is not the property owner. Rather, Alabama Rental Managers, LLC acts solely as an agent for the Owners of each property they manage and engage all vendors on behalf of the Owners and not on behalf of Alabama Rental Managers, LLC. Ultimately, the responsibility for all debts incurred by a property will rest with the property Owner.

B) Vendors providing any type of good and/or service to Alabama Rental Managers, LLC rental home / unit must have a W-9 and any applicable professional licenses on file with Alabama Rental Managers, LLC. Additionally, Vendors providing any type of good and/or service to one of Alabama Rental Managers managed properties must have a current certificate of insurance on file with Alabama Rental Managers, LLC for general liability, auto liability, and workers' compensation. Additional coverage may be required if it is deemed appropriate by the scope of service. All coverage shall be primary and non-contributory. The following parties must be added to the general liability policy as an additional insured as their interests may appear concerning work performed by Vendor: Alabama Rental Managers, LLC *and the ownership entities of their owned or managed properties".* The certificate of insurance must remain current and any lapse in coverage will result in the termination of future purchases of goods and services.

C) The Vendor agrees to indemnify and hold harmless the owner, its management company, Alabama Rental Managers, LLC, their officers, agents, employees, and affiliates from and against all claims, damages, expenses, and losses of any kind. These fees include but are not limited to defense costs and attorney's fees, arising out of, relating to, or resulting from performance of work at property(s). By either, the Vendor, its employees or agents, the presence of Vendor, its employees or agents on the property(s), or any injury to agents or employees of Vendor arising out of or in the course of their work on the property.

D) Vendor agrees to exercise due diligence in not placing any of their employees, laborers, or subcontractors to perform work within property boundaries and inside dwelling units who may have a history of criminal felony convictions or deferred-adjudication or pose a potential threat or risk of injury to residents and others. Unacceptable criminal history might include, but are not limited to, such crimes as theft, rape, molestation, sexual assault, indecent exposure, indecency with a child, murder, or kidnapping.

E) The Vendor shall comply with the Immigration Reform and Control Act of 1986 ("IRCA") and USCIS E-Verify program in all respects for each employee who performs work pursuant to or in the furtherance of this Agreement. The Vendor warrants that an authorized representative of the Vendor has: (1) Verified that the employee is legally authorized to work in the United States for the duration of all services provided to the Owner and/or Owner's Agents. (2) Required the employee to complete and execute Section 1 of the DHS Form I-9. (3) Completed and executed Section 2 of the DHS Form I-9, and (4) processed through Department of Homeland Security-Employment Eligibility Verification "E.E.V." The Vendor further agrees to indemnify, defend, and save Owner and/or Owner's Agents from and against any and all claims, losses, costs, and liabilities arising out of the Vendor's failure to comply with this provision.

F) There shall be no discrimination against or segregation of any person or group of persons because of race, color, religion, sex, individual gender, marital status, ancestry, national origin, disability, sexual orientation or familial status in the services provided. Nor shall the vendor himself or herself or any other person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sub-tenants or vendees of the premises.

G) Employees, agents, or sub-contractors of the vendor agree to conduct themselves in a professional and ethical manner in all dealings with Alabama Rental Managers, LLC, its agents, employees, owners and residents.

By signing below I acknowledge receipt and agree to the above terms and conditions. I also acknowledge receipt of Alabama Rental Managers, LLC Vendor Guide and agree to all terms and conditions found therein. Any changes or modifications to this agreement must be in writing and signed by all parties. It is understood that violation of any terms of the agreement will result in the termination of approval to perform work for Alabama Rental Managers, LLC, its agents or employees.

Signature of Vendor Printed Name / Title

Address City/State/Zip

Date

RETURN COMPLETED AGREEMENT TO ALABAMA RENTAL MANAGERS, LLC VIA EMAIL jenny@alabamarentalmanagers.com or FAX (205) 824-5084.