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Dear Client,

I have enclosed the forms we require when managing property for you. The first is Working With a Real Estate Broker, a Mississippi form. This states PRM works for you, you pay PRM a fee, and you are PRM's client with a fiduciary relationship, receiving all related rights.

The second form is a federal form dealing with lead-based paint. Lead was an additive put in paint until researchers discovered if pregnant women or small children ingested lead-based paint, the result could be learning disabilities. This paint was outlawed in 1978. The federal government only requires that you report if you have any knowledge of, or reports about, lead-based paint in your property. If you have neither, you just initial that you have no reports. I, as an agent, must inform you that should this ever change, you must inform me and then I must inform the tenants. Whether the home is old or brand new, I must still explain lead-based paint and you must sign off on it.

The third form is the management contract. It is simple and straightforward. Should you have any questions, please contact me and I will address them.

Also included in the email is a copy of the latest Property Condition Disclosure Statement. The Mississippi Real Estate Commission requires us to collect this form for any property that we manage. Please fill it out to the best of your ability and return it to us. It is not a contract. It is merely intended to be used as a means of disclosing information about the property to a tenant.

Please sign and immediately fax the forms back to PRM and then please mail the originals to us.

I look forward to our working together!

Very truly yours,
Professional Real Estate Management Inc.

Louis Gagne

Broker - PRM Inc.