



## Owner Notice of Maintenance Responsibilities

By executing this Maintenance Addenda to the Property Management Agreement, between the undersigned and Birch Management, Inc, maintenance for the referenced rental unit shall be the sole responsibility of the owner.

Owner accepts all responsibility for emergency and routine maintenance requests.

Owner acknowledges that appropriate contact information will be provided to all tenants.

Owner assumes all liability and responsibility for adherence to the NC Residential Rental Agreements Act and releases Agent from any and all liability from non-performance by Owner of these duties.

Owner acknowledges that this exception does not extend to mandated pre-move in maintenance items, including but not limited to smoke detector compliance and re-keying.

Agreed: \_\_\_\_\_, Owner  
\_\_\_\_\_ Print Name

Accepted: \_\_\_\_\_, Agent  
\_\_\_\_\_ Print Name

Date: \_\_\_\_\_