

PERFORMANCE OF NEEDED REPAIRS

Flagship Realty Group may make or cause to be made any repairs, which in its opinion are necessary to preserve, maintain and protect the property. However, Flagship Realty Group may not make any repairs costing more than \$500.00 without prior approval of the owner, except as set forth herein. If Flagship Realty Group determines that a repair costing in excess of \$500.00 is necessary, the Flagship Realty Group will notify the owner by one or more means of communication using contact information previously supplied by the owner. From this time of contact, the owner will have seventy-two (72) hours to respond to Flagship Realty Group to indicate whether the owner wishes for Flagship Realty Group to make the stated repairs or cause them to be made. As repairs are often "time-sensitive", the Flagship Realty Group must insist upon strict owner observance of the seventy-two (72) hour deadline for responding to the Flagship Realty Group's notice of the repair need. If Flagship Realty Group is not contacted by the owner within the seventy-two (72) hour period, Flagship Realty Group may, in its discretion, undertake any repair work that Flagship Realty Group deems to be necessary and the owner shall fully reimburse Flagship Realty Group for all such costs and related expenses incurred in performing such repairs. In the case of any repairs deemed to be an emergency, Flagship Realty Group may, without prior owner contact or approval, incur such expenses as are reasonably necessary to preserve and maintain the property, protect the health of the occupants, or prevent further damage to any physical structures

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE