

NLC RESIDENTIAL

NLC RESIDENTIAL GROUP

The management agreement, clause by clause.

EDITION 2026 · NLC RESIDENTIAL GROUP LLC · NC FIRM LICENCE C42957

Every article of the agreement, in plain words: what it does, what it obliges us to, and where it gives you the right to walk. Read this beside the contract — nothing here replaces it.

30 pages

15 ARTICLES

9 exhibits

A THROUGH I



NLC Residential Group LLC

Real People. Real Service. Real Results.



What it costs, and what it cannot cost

Article 9 and Exhibit C are the whole of it. The agreement says so in terms: *“Agent will not charge Owner any fee that does not appear there.”*

MANAGEMENT FEE	10% of rent collected , minimum \$125/month while occupied. No rent collected in a month means no fee that month — the fee is earned on collection, not billed on schedule.
LEASING FEE	50% of one month's rent , once, when a new tenant takes occupancy. Covers marketing, listing photography, showings, screening and the lease. If a cooperating broker procures the tenant, we pay that broker 10% of the first month's rent out of this same fee — never an extra charge to you (\$9.2a).
RENEWAL FEE	\$150 on each executed renewal.
CAPITAL PROJECTS	10% coordination — only on projects you approved over \$2,500 . Explicitly not routine repairs.
EVICITION	\$250 plus actual court and attorney costs, only if a summary ejectment is actually filed.
VENDOR INVOICES	At cost. No markup. Discounts and rebates are credited to you, not kept.
REKEY / LOCKS	At cost, at turnover or where security requires it.

What is not on the list

There is no administration fee, no statement fee, no inspection fee, no mark-up on maintenance, and no charge for the months a property sits empty beyond the stated minimum. If a charge is not in Exhibit C, it cannot be made.

Charged to the tenant, never to you

These fees never touch your rent or your statement. They are paid by the tenant and kept by us as compensation for the work each one covers.

APPLICATION FEE	\$75 per adult applicant. Covers the credit, criminal and eviction report; we keep the margin above the report's actual cost.
PET FEE	\$300 one-time, nonrefundable, plus \$50/month pet rent, per pet — if the tenant has one. Neither is part of your rent or your management-fee calculation.
LATE FEE	Greater of \$15 or 5% of rent, only when rent is 5+ days late, capped by N.C.G.S. §42-46. Kept by us as compensation for collection follow-up.
TECHNOLOGY / PORTAL FEE	\$10/month , per tenant. Covers the owner and tenant portal, online payment and maintenance-request system.



The term, and how you get out

The exit terms are the part most agreements bury. Ours are in Article 3 and set in capitals, because the rule requires them to be conspicuous.

INITIAL TERM	Twelve months from the effective date.
RENEWAL	Automatic, in twelve-month terms, until someone ends it.
ENDING IT	Either party, any time, for any reason or no reason, on thirty days' written notice.
COST OF LEAVING	None. The agreement states, conspicuously: <i>no early termination fee, no penalty, no buyout of any remaining term, and no clawback of fees already earned.</i>
FOR CAUSE	Immediate, on written notice, if the other side materially breaches.

Why the automatic renewal is lawful. 21 NCAC 58A .0104(a) generally forbids an agency agreement that renews itself. It is permitted here *only because* you can leave at any time on thirty days' notice, including at each renewal date — the agreement cites the rule and explains the reasoning on its face rather than relying on it quietly.



Where your money sits

Article 8. This is the part that decides whether your rent is safe if the company has a bad month, and it is not discretionary — it is the Commission's trust-account rule.

RENT	Deposited within three banking days of receipt into a North Carolina trust account at a federally insured institution — 21 NCAC 58A .0116 .
THE ACCOUNT	A demand account, withdrawable without notice or penalty, labelled “ Trust Account ” on its statements, deposit tickets and cheques, and identified to you and to your property.
COMMINGLING	Your funds are never mixed with company funds, save up to \$100 of company money to cover bank charges — the exact allowance in 21 NCAC 58A .0117 .
TENANT DEPOSITS	A separate trust account, or a bond, as N.C.G.S. §42-50 requires. A deposit is the tenant's money and never yours to spend.
YOUR RIGHT TO LOOK	Article 7 is an owner's right to audit . You can ask to see the records behind any figure.



Who can spend your money, and when

Exhibit D. The single question most owners actually want answered: what can we do without asking you?

UP TO \$500	We proceed on a routine repair, then report it.
OVER \$500	Your written approval, in advance. No exceptions for convenience.
EMERGENCY	Danger to people or property, loss of an essential service, or a §42-42(a)(8) condition — we act, and notify you within 24 hours .
SMOKE / CO ALARMS	We proceed. The statute gives a 15-day deadline and it is not ours to negotiate.
SETTING RENT	Yours , on our written recommendation.
AN APPLICANT WHO MISSES THE CRITERIA	Yours , in writing. We will not quietly lower the standard.
FILING AN EVICTION	Yours , in writing, unless you pre-authorise it on the exhibit.
STRUCTURAL WORK	Yours , in writing.
CONTRACTS OVER A YEAR	Yours , in writing.



The rest of the agreement, in one page

ARTICLE 1	Definitions — what “Rent Collected” and the other load-bearing words mean.
ARTICLE 2	Appointment and acceptance. Names the parties and the property.
ARTICLE 4	What we actually do: market, screen, lease, collect, maintain, account, and keep the record.
ARTICLE 5	Management authority — the powers you grant, bounded by Exhibit D.
ARTICLE 6	Insurance and indemnification. Exhibit H sets who carries what.
ARTICLE 10	How the agreement ends: automatically on a sale, by mutual consent, or on default. Within 5 days we close the accounts and hand over every dollar held, including deposits; within 10 days the keys, leases and records; within 30 days the final reports.
ARTICLES 11–14	Cooperation, consent, notices, and the ordinary legal machinery.
ARTICLE 15	What we need from you: authority to sign, the keys and records, your disclosures, funds for repairs, the mortgage, taxes and HOA, utilities while vacant, and prompt notice of a sale, foreclosure or bankruptcy.



The exhibits

A	Property and owner information
B	Identity of interest — anyone we are connected to
C	Fee schedule — the complete list of charges
D	Approval authority — the spending thresholds
E	Tenant selection criteria — published, and applied identically
F	Owner disclosures and items delivered
G	Maintenance and emergency protocol, by tier
H	Insurance requirements, by party
I	Service contracts in place

This breakdown explains the agreement; it does not amend it. Where the two differ, the signed agreement governs. It is not legal advice — have your attorney read it.

NEXT

Questions on any clause

Ask before you sign, not after. Every number here is quoted from the agreement itself.

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