



Rental Property Risk Disclosure

Missoula Property Management provides property management services in Montana. Our role is to manage your property in a professional manner and in compliance with applicable laws, including the Montana Residential Landlord and Tenant Act and all federal and state fair housing requirements. While we work to reduce common risks associated with rental property ownership, certain risks are unavoidable and remain outside of our control.

Missoula Property Management does not guarantee rental income, tenant performance, or the financial results of any managed property. The success of a rental investment depends on many factors, including market conditions, property condition, tenant behavior, changes in laws or regulations, and the owner's financial preparedness.

By signing below, I acknowledge and agree to the following:

- I understand that owning rental property involves inherent risks, which may include:
 - Vacancy periods and loss of rental income
 - Late or unpaid rent
 - Property damage caused by tenants, occupants, or third parties
 - Unexpected repairs, maintenance, or major expenses
 - Changes in market rent or applicable laws
 - Legal costs related to lease enforcement or eviction under Montana law
- I understand that Missoula Property Management cannot guarantee continuous occupancy, tenant compliance, or profitability.
- I confirm that I am financially prepared for rental property ownership and have sufficient funds to cover expenses related to vacancy, non-payment, repairs, or legal matters. As a general guideline, I maintain reserve funds equal to at least three months of rent per managed property.
- I confirm that I have read and understand this disclosure and am proceeding with full awareness of the risks involved in owning rental property.

Owner Name:

Property Address:

Signature:

Date: