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Open

NON-RESIDENTIAL AGREEMENT

 and _____
 agree to enter into a mutual confidential business relationship for the purpose of _____

 shall be subject to the property, each party may require certain assets within parties' community or separate assets, and shall be subject to the terms of the following: **TERMS AND CONDITIONS OF AGREEMENT**

- Confidential Information:** Each party agrees to keep confidential and not disclose to any third party any confidential information of the other party which is disclosed to the other party in the course of the agreement, including the business, financial, legal, or other information which is disclosed to the other party in the course of the agreement, including the business, financial, legal, or other information which is disclosed to the other party in the course of the agreement, including the business, financial, legal, or other information which is disclosed to the other party in the course of the agreement.
- Independent Contractor:** Each party is an independent contractor and shall remain so throughout the term of this agreement. Each party shall be responsible for its own taxes and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own debts and shall not be liable for the debts of the other party. Each party shall be responsible for its own legal and professional fees and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own insurance and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own retirement and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own health care and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own education and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own housing and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own transportation and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own recreation and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own personal care and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own maintenance and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own household and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own guests and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own pets and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own safety and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own well-being and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own success and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own failure and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own actions and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own inactions and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own decisions and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own mistakes and shall not be entitled to any benefits from the other party. 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- Severability:** If any provision of this agreement is held to be unenforceable or invalid, that provision shall be deemed severable from the remaining provisions and the remaining provisions shall remain in full force and effect.
- Entire Agreement:** This agreement constitutes the entire agreement between the parties and shall be binding on the parties. No oral or written agreements, understandings, or arrangements shall be binding on the parties if they are not contained in this agreement. Each party shall be responsible for its own actions and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own inactions and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own decisions and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own mistakes and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own omissions and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own commissions and shall not be entitled to any benefits from the other party. 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- Signatures:** Each party shall sign and deliver a copy of this agreement to the other party. Each party shall be responsible for its own actions and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own inactions and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own decisions and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own mistakes and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own omissions and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own commissions and shall not be entitled to any benefits from the other party. Each party shall be responsible for its own promises and shall not be entitled to any benefits from the other party. 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Lease agreement for furnished holiday apartment / furnished holiday house for private use (up to a maximum of 3 months)

Lessor
 Family name / first name _____
 Address _____
 Postcode / town, city, etc _____
 Telephone _____
 Mobile _____
 Fax _____
 E-Mail _____

Lessee
 Family name / first name _____
 Address _____
 Postcode / town, city, etc _____
 Country _____
 Telephone _____
 Mobile _____
 E-Mail _____
 Total number of persons _____
 Number of children under 16 included in total _____

Leased property
 Street _____
 Town, city, etc _____
 Telephone number _____
 The appended „Description of the leased property“ forms an integral component of this Agreement. On this description the services included in the rent should also be listed.
 Domestic pets allowed: yes no

RESIDENTIAL TERM LEASE AGREEMENT

“NOTICE: MICHIGAN LAW ESTABLISHES RIGHT AND OBLIGATIONS FOR PARTIES TO RENTAL AGREEMENTS. THIS AGREEMENT IS REQUIRED TO COMPLY WITH THE TRUTH-IN-RENTING ACT. IF YOU HAVE A QUESTION ABOUT THE INTERPRETATION OR LEGALITY OF A PROVISION OF THIS AGREEMENT, YOU MAY WANT TO SEEK ASSISTANCE FROM A LAWYER OR OTHER QUALIFIED PERSON.”

Move in Date _____

Clause 1. Identification of Landlord and Tenant
 This agreement is entered into on the date above indicated between _____ (tenant) and _____ (Landlord).

Each tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement.

Clause 2. Identification of Premises
 Subject to the terms and conditions in this Agreement, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the premises located at:
 Street address _____
 Unit # (if applicable) _____
 City _____ State: Michigan _____
 Zip Code _____

Together with the following furnishings and appliances: _____
 Rental also includes _____

Clause 3. Limits on Use and Occupancy
 The premises are to be used only as a private residence for Tenant(s) listed in Clause 1 of this Agreement, and the following minor children: _____
 Occupancy by guests for more than 2 weeks is prohibited without Landlord’s written consent and will be considered a breach of this Agreement.

Clause 4. Term of the Tenancy
 The term of the rental will begin on _____, and end on _____. If Tenant vacates before the term ends, Tenant will be liable for the balance of the remainder of the term. If lease term ends tenant is still required to give a 30 days notice before vacating the premises.

Clause 5. Rent Amount and Payment of Rent
 Total amount of rent due for lease period is \$ _____, payable in monthly installments of \$ _____ and payable in advance on the 1st day of each month. If rent is paid on or before the first day of the month there is a \$ _____ discount off the monthly rent.

Independent Contractor Agreement

This **Independent Contractor Agreement** (hereinafter referred to as the “Agreement”) is entered into and between _____, with a mailing address of _____ (hereinafter referred to as the “Customer”) and _____, with a mailing address of _____ (hereinafter referred to as the “Contractor”), collectively referred to as the “Parties”, both of whom agree to be bound by this Agreement.

BACKGROUND:
 The Contractor possesses the following experience, skills, and knowledge:

1. Services. The Customer wishes to obtain the Contractor’s services to perform the following work:

 _____ (hereinafter referred to as the “Services”).

If any additional Services, outside of those set forth above, are required, the Parties will enter into a new agreement or amend this Agreement.

2. Compensation. The Customer and Contractor agree to the following Payment and Payment Terms:

If necessary, the Contractor agrees to provide the Customer with a breakdown of all costs (i.e., materials and labor) upon the Customer’s request.

LEASE AGREEMENT FOR BILLBOARD

Lease Number: I- Date: _____, ____

This Agreement dated this ____ day of _____, ____ between _____ ("Lessor") with an office at (Insert address), and _____ ("Lessee").

1. Lessor hereby leases and grants to Lessee the right to erect one advertising structure consisting of a supporting pole taking no more than 48" of ground space with the bottom and top of the sign no more than 35' and 50' in height, respectively, and no more than above the ground with the actual sign on the pole not to exceed ____ high x ____ wide for the purpose of erecting and maintaining advertising signs thereon, including necessary supporting structures, devices, illumination facilities and connections, service ladders and other appurtenances thereon ("Billboard") limited to that portion of _____, as shown on Exhibit A attached hereto and incorporated herein, (the "Property") for a term of ____ years commencing on the earlier of (i) _____, _____, (ii) or upon the completion of construction.

2. Lessee shall pay to the Lessor rental in the amount of:

- \$ per year for the first five years,
\$ per year for the second five years,
\$ per year for the third five years,
\$ per year for the last five years.

payable on a monthly basis on the first day of each month.

3. Lessee shall indemnify, defend and hold the Lessor harmless from any and all damage, loss, cost, expense, liability and claims, including without limitation, reasonable attorneys' fees and court costs, arising from the existence of the signs on the Property including acts of God and (i) acts of its agents, employees or others employed in the construction, maintenance, repair or removal of the signs on the Property, and (ii) any default on the part of Lessee to be performed pursuant to the terms of this Lease.

4. Lessor agrees that its tenants, agents, employees, or any other persons acting on its behalf, shall not place or maintain any object on Lessor's adjacent property on Parcel ____ shown on Exhibit A which would materially obstruct the view of Lessee's sign structures from ____ unless required to do so to comply with applicable laws.

5. If visibility from ____ of Lessee's sign is materially obstructed or materially impaired in any way, or if the value of such signs is materially diminished by reason of diversions or reduction of vehicular traffic on _____, or if the use of any such sign is prevented or restricted by law, or if for any reason a building permit for erection or modification of any such comparable sign is refused, the Lessee may at its option immediately after its removal of the Billboard and restoration of the Property and any adjacent lands of Lessor affected thereby to its condition prior to the construction of the Billboard terminate the lease and receive adjustment for all rent paid for the unexpired term.

6. This Lease shall continue in full force and effect during its term unless terminated at the end of any five year period upon written notice by the Lessor or Lessee served ninety (90) days before the end of any five year period.

7. In the event of any change of ownership of the Property hereby leased, the Lessor agrees to notify the Lessee promptly of such change, and the Lessor also agrees to give the new owner formal written notice of the existence of this Lease and to deliver a copy thereof to such new owner.

8. Lessee shall have the right to permit others to place signs owned by them on the structure, and such signs shall be subject to the terms and conditions of this Lease. It is agreed between the parties that the Lessee, or such other person, as the case may be, shall remain the owner of all

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"People tend to do them when things are changing," says Ahearn. Suppose, for example, that one of the individuals has been unfaithful. "It's going to be cheaper than going through the divorce process," says Ahearn. A postnuptial agreement provides the in-laws (and their child) with the peace of mind that they'll be reimbursed if the relationship doesn't last. A postnup is a way for the spouses to agree that the whole sum will stay with the original owner. That's especially important in community property states, in which assets acquired during the marriage generally are otherwise split equally between the spouses. That's why it's important to get a local family law attorney who can help negotiate an agreement that holds up in court. "You can plan what could happen if things don't work out with the marriage and you're left in this very vulnerable financial situation," Ahearn says. Inheritances received by one spouse during the marriage are usually not considered community property. They force future spouses to negotiate the division of assets, as well as the responsibility for debt they possess, should their marriage take a wrong turn. To avoid conflicts of interest, each spouse needs their own legal representative to hammer out the contract, and that can lead to significant attorney fees. "If it's acrimonious, it's going to be more expensive because you're being billed at the lawyer's hourly rate," she says. In some cases, she says, clients plan on staying in their marriage but feel more comfortable defining a "what if" scenario. However, before proceeding, it's worth figuring out the laws in your state through a reputable marriage attorney. In some cases, negotiating these issues is seen as a way to keep a struggling marriage solvent. Other times, they're older couples who want to revise a prenuptial agreement they signed decades ago when their financial situation looked very different. In a 2015 survey by the American Academy of Matrimonial Lawyers, 90% of legal professionals said property division was one of the most common areas addressed by these contracts, followed by alimony/spousal maintenance (73%) and retirement accounts (45%). The agreement can be in place for the duration of the marriage, or it may include a sunset provision in which the contract expires after a given number of years. Prenuptial agreements, or prenups, have long been a "plan B" for engaged couples. "It's a way for couples to say, 'We're not getting divorced, but if we do, I want to define what will happen,'" says Lori Shemtob, a family law attorney based in Blue Bell, Pennsylvania. But putting a dollar figure on a business in which one or both spouses are principals is considerably harder. Agreeing on postdivorce terms that are favorable to the other spouse can be a sign of an intention to keep the relationship intact. "The couple knows what the financial outcome will look like, so it lets them focus on the relationship being saved," says Ahearn. Prenups, on the other hand, have a longer history and benefit from nationwide acceptance. Like a prenup, a postnuptial agreement spells out how a couple will divide their assets in the event of a divorce, but it is signed after the wedding—sometimes years afterward. Couples may have a variety of reasons to sign a postnup, including protecting an inheritance, providing for a stay-at-home spouse, assigning ownership of a business, repaying a parental gift, or salvaging a marriage. Before spending money on a postnup, check with a reputable marriage attorney to find out how well these agreements hold up in court in your state. Though mid-marriage contracts are still a relatively new legal mechanism, divorce lawyers say a growing number of couples are becoming aware of them. More often, there's an important life event that pulls them down this path. In New Jersey, for example, the postnup must be considered "fair and just" in order to be enforceable, a standard that invites a degree of subjectivity. When one of the spouses expects a large inheritance, the two may want to work out who's entitled to the money should they split. Shemtob says couples who have talked beforehand and seem to be on the same page are better able to keep fees in check. Though having a postnuptial may be a smart option for certain couples, these agreements usually don't come cheap. Because valuing a company can be extremely expensive and time-consuming, some couples use postnups as a way to categorize the business as separate property that will stay with the titled spouse. And in California, where spouses have a fiduciary obligation to each other, the contract must reflect "the highest good faith and fair dealing [by] each spouse, and neither shall take any unfair advantage of the other." Because these contracts are less common than prenuptial agreements are, some states simply don't have much case law with which to compare them. Postnups are designed to settle some of the same issues a prenup does, such as who gets which property and how much alimony a spouse will receive after a split, but in this case, the contracts are signed after the wedding. "They are becoming more common," says Shemtob. However, those same questions can sometimes linger—or become more important—well after the two have tied the knot. A stay-at-home spouse whose earning power has dwindled as a result of being out of the job market—or a spouse who wants to provide for children from a previous relationship—may also see the value of a legal document dictating the partition of assets. Each spouse can end up paying several thousand dollars, especially for more sizable estates or in cases with which a business is involved. The following are among the scenarios in which couples may seek a postnup. The contract may stipulate, for example, that the spouse whose family was the source of the money gets the first \$100,000 in assets to recoup the funds. Most courts tend to uphold the agreements as long as they're written, signed without coercion, and involve a full disclosure of financial information on both sides. Those are areas that the courts ultimately have to decide. Before proceeding with a postnup, it's also worth keeping in mind that these agreements are easier to enforce in some states than in others. So if the wife acquired \$1 million and it grew to \$3 million during the marriage, the \$2 million gain would belong to both spouses. A couple's financial circumstances are likely to change significantly over the course of their marriage, a reality that postnuptial contracts can address. Assets like bank accounts and retirement funds are relatively easy to value in a divorce proceeding. When there's a postnup in place, the agreement would override that equal claim on the property and ensure that the individual beneficiary continued to have sole claim to their inheritance. It may be that they simply didn't get around to drafting a prenup before their marriage, says Alice Ahearn, a Washington, D.C., attorney specializing in family law. However, some jurisdictions put up additional barriers. In some cases, the agreements end up worthless by the time they actually reach the courtroom. If the couple ends up getting divorced and the agreement is no longer in force, their marital assets and liabilities would be allocated in accordance with state law. Even in some noncommunity property states like Pennsylvania, any increase in the value of the inheritance is considered marital property, says Shemtob. "Sometimes the way that money is given doesn't create a legal obligation, but the parents may want to ensure repayment," Ahearn says. In cases for which one spouse's parents gave the couple a substantial amount of money—perhaps for the down payment on a house—a divorce settlement can be a particularly awkward process. Consequently, postnuptial agreements, or postnups, are gaining popularity. Even so, hashing things out during the marriage is less punishing than the alternative. Postnuptial agreements may seem like a safety blanket for stay-at-home spouses or couples trying to repair a damaged marriage. The reality, however, is that many couples will see their financial picture change significantly throughout the course of their marriage; postnuptial contracts are a way to handle those changing circumstances. Couples may seek postnuptial agreements for any number of reasons. The couple may agree to give the other spouse a bigger share of nonbusiness assets to make up for it. With a postnuptial agreement, they can iron out the same financial considerations they wanted to address all along—albeit after they've exchanged vows. In theory, that makes them a better solution when it comes to designating what will happen to your financial assets and obligations. Among the decisions postnups don't address: what the child support arrangements will be or how child custody will be assigned after a divorce. However, if a bequest has been handed in a way that caused it to commingle with community property, that inherited asset may be considered community property.

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