

LEASE ONLY – NONEXCLUSIVE LISTING CONTRACT

RENT SOLUTIONS is a local Apartment and Rental Finding Service. Our goal is to send only qualified clients to your property whose wants and needs match what the property has to offer. Each prospective client is thoroughly interviewed to determine their housing needs, income, and other qualifying information. You are only billed for prospective residents that complete a lease and move in. This agreement is made between RENT SOLUTIONS and OWNER (as listed below) for the following property:

Property Address _____ Unit # _____
 City _____ State _____ Zip _____

The OWNER contracts with RENT SOLUTIONS to use their best efforts to find and solicit potential residents for their property under the following terms:

1. SERVICE PROVIDED. It is understood RENT SOLUTIONS will provide Lease Only Services which do not include Property Management functions. Once completed, all funds and documents are turned over to the OWNER. These services include: *(Check all that apply)*

- List property for rent in MLS
- Run background/criminal check
- Run a credit check
- Verify rental history
- Verify employment and income
- Collect the deposit and first months rent
- Execute the lease Lease will be provided by OWNER Lease will be provided by RENT SOLUTIONS)
- Provide the keys to the tenant
- Complete a walk-through inspection with the tenant

2. FEES AND COMMISSIONS. You will only be obligated to pay RENT SOLUTIONS a referral fee on successful referrals. The fee equals a flat fee of **one** full months rent. This fee is based on a minimum of 7 month lease term. Shorter leases, if accepted by the OWNER, will be prorated.

3. PAYMENT TERMS. The first payment for the deposit and rent will be made payable to RENT SOLUTIONS. The Referral Fee will be deducted from the first rent payment if a full month's rent is collected. The balance will be paid to the OWNER in the form of a cashiers check. If a partial rent payment is taken that does not cover the Referral Fee, an invoice will be issued and due upon receipt and transfer of tenant application and lease agreement to the OWNER.

4. TERMINATION. This Agreement is to remain in effect for six months. This contract may be terminated by either party by giving a thirty (30) day written notice. However, any referrals made prior to the termination date, regardless of move in date or property visit date, shall remain in effect and the fee determined by this contract shall be paid to RENT SOLUTIONS.

5. HOLD HARMLESS. OWNER shall indemnify and save RENT SOLUTIONS harmless from any and all costs, expenses, attorney's fees, suits, liabilities, damages from or connected with the leasing of the property by RENT SOLUTIONS, or the performance of any of the duties, obligations, powers, or authorities herein or hereafter granted to RENT SOLUTIONS.

6. RENTAL DATA ENTRY. The OWNER has reviewed the information contained in the **Rental Data Entry Form** and acknowledges the information to be true and correct to the best knowledge of the OWNER. The OWNER agrees to hold harmless THE Mid-Florida Regional Multiple Listing Service (MFRMLS), the Originating Board and their employees, the Listing Broker and licensees, the Selling Broker and licensees and all other cooperating Brokers and licensees against any and all claims or liability (including attorney's fees) arising from any breach of warranty by OWNER or from any incorrect information supplied by OWNER or from any facts concerning the Property which was known or reasonably should have been known to OWNER but not disclosed by OWNER. At the request of the Listing Broker, unless otherwise properly indicated on the Rental Data Entry Form, MFRMLS will electronically transmit information about OWNER's property to Internet web sites to aid in the marketing of the Property for sale or for rent MFRMLS shall retain and make available all such data and photographs to all its participants for an indefinite period. MFRMLS assumes no responsibility or liability to OWNER for errors or omissions on the Rental Data Entry Form or in the MFRMLS computer system. The OWNER hereby authorizes Listing Broker to file the Rental Data Entry Form with the MFRMLS and the OWNER will provide timely notice of all status changes.

Owner has agreed to allow Broker to place a lock box on the property to facilitate showing and access to the property. OWNER acknowledges that a lock box does not ensure the Property's security; OWNER is advised to secure or remove valuables. OWNER agrees that the lock box is for OWNER's benefit and releases Broker, persons working through Broker and Broker's local Realtor Board/Association from all liability and responsibility in connection with any loss and/or damage that occurs.

7. AUTHORITY. The individual signing below agrees that they have the authority as the OWNER or a representative of the OWNER to execute this listing. *It is also understood that RENT SOLUTIONS has the right to screen the potential resident(s), perform credit checks, rental verification, employment verification and criminal background checks prior to lease preparation.* RENT SOLUTIONS may offer a portion of our fee to the tenant as a loyalty rebate. It is agreed that RENT SOLUTIONS may use the property(s) in advertisements, distribute information about and use information about the property(s) on our website/internet.

AGREED OWNER
 OWNER Name: _____
 OWNER Signature: _____
 Date: _____

AGREED RENT SOLUTIONS
 Agent Name: _____
 Agent Signature: _____
 Date: _____