



RENTER REFERRAL – NONEXCLUSIVE LISTING CONTRACT

RENT SOLUTIONS is the local Keller Williams affiliated Apartment and Rental Finding Service. As a part of our comprehensive rental services, we will commit to sending only qualified clients to your property whose wants and needs match what your 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. REFERRALS. A Referral from RENT SOLUTIONS, shall be classified as any prospect who does one of the following:

- (1) Registers with RENT SOLUTIONS in person or by phone, fax, mail or online and receives information on your property from a RENT SOLUTIONS agent, or
- (2) Indicates to your leasing agents or on your registration card, RENT SOLUTIONS or Keller Williams as his source. Should the prospect indicate another source on your registration card than RENT SOLUTIONS or Keller Williams and the prospect has been previously given information on your property by RENT SOLUTIONS either by visitation, telephone, fax, mail or email, then this in no way shall affect the referral fee due to RENT SOLUTIONS.

2. FEES AND COMMISSIONS. You will only be obligated to pay RENT SOLUTIONS a referral fee on successful referrals. The fee equals **50%** of the first full normal month's rent, before any discounts or concessions of any type.

3. PAYMENT TERMS. All invoices are billed upon move in and are due 30 days thereafter. Late Fees of 1.5% per month will be assessed to all invoices outstanding after thirty (30) days. Any legal fees, court costs or collection fees incurred by RENT SOLUTIONS as a result of attempts to recover past due invoices and late fees shall be paid by the OWNER or their representative. In the event there is a question or dispute regarding any invoice or referral made by RENT SOLUTIONS, the property agrees to notify RENT SOLUTIONS in writing within thirty (30) days of receipt of invoice or the full amount of the invoice shall be acknowledged as due and payable.

4. REFERRAL OF OUR PROSPECTS. Our prospects are not to be referred to any non-affiliated properties or to another agency or rental locating service. Should our prospects be referred by you to any other properties you own or manage or placed by you into an existing lease (sublet), the same referral fee shall be due to us whether or not the property is listed with our company.

5. 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.

6. AUTHORITY. The individual signing below agrees that they have the authority as the OWNER or a representative of the OWNER to execute this listing. 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: _____