



EXCLUSIVE RIGHT TO RENT LISTING AGREEMENT



MLS# _____

(Required to be filed with GHVMLS within 24 hours)

Property Address: _____ Dated: _____

1. Grant of Exclusive Right to Rent and/or Lease. In consideration of _____ (hereinafter referred to as Broker) submitting above property to GHVMLS, Inc. and in further consideration of efforts to obtain a lessee or tenant for the property described above, I hereby grant and give the sole and exclusive right to _____, hereinafter, the broker, until _____ (date) to lease or rent the same. However, I expressly reserve the absolute right to accept or reject any proposed lease. I agree to cooperate with broker and to refer all inquires to broker.

2. When Brokerage Fee Becomes Due and Payable

A. I agree that a brokerage fee will be due and payable to broker.

By Lessor (owner) _____

By Lessee (tenant) _____

If:

- i. Prior to the expiration date of this listing contract, a tenant for the property is obtained by broker at the rent and terms contained in this contract or for any other rent and terms acceptable to me, or
- ii. After the expiration date of the listing contract, and during the _____ months thereafter, a person rents my property **without the services of a licensed agent**, who was:

- a) Shown the property, or
- b) informed of the property, or
- c) Made aware of the property in any way by broker during the term of this listing contract, or
- d) I rent or agree to rent the property myself during the period of this listing contract

B. I do further agree as follows:

I hereby agree to pay a brokerage fee of _____ % of the purchased price in the event that the tenant purchases the property under an option contained in said lease.

3. Amount of Brokerage fee

It is agreed that a brokerage fee of _____ % of the total rent or \$ _____ On any rental agreement longer than one year, or _____ months rent or \$ _____ on any rental agreement of one year or less in accordance with the terms described in paragraph 2-A above and shall be due upon execution of a lease agreement.

4. Place of Sign and Possession of Key

- A. Exclusive right is granted to place a rental sign.
- B. If I give you the key to my property, it is only to allow you to show and market my property. I understand that giving you the key does not in any way make you the caretaker or custodian of my property or responsible for my property in any way.

5. Rental Information

- A. The rental information contained in this EXCLUSIVE RIGHT TO RENT LISTING AGREEMENT was provided solely by the owner, and the BROKER does not assume any responsibility to any party for the accuracy of that information.
- B. The owner understands and agrees that the BROKER has the right to rely on information submitted to the BROKER by the tenant and others; and the broker is not responsible to owner for the accuracy of that information.

6. Termination

- A. I understand that I may revoke the Listing Broker's authority to be my agent at any time, but that if I do so, the Listing Broker nevertheless shall retain its contract rights, including but not limited to recovery of its commission, advertising expenses, and/or other damages incurred by reason of my early termination of this listing.

7. Entire Contract

Owner and BROKER agree that all understandings and agreements hereto are merged into this EXCLUSIVE RIGHT TO RENT LISTING AGREEMENT contract and that there are no promises, agreements, terms, conditions, warranties or representations concerning the premises being rented other than those contained in this agreement.

Our firm does business in accordance with the Federal Fair Housing Law. It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin.

Accepted by:

Broker Date

Owner Date

(By authorized representative) Date

Owner Date