



3910 Northdale Blvd. #204  
 Tampa, FL 33624  
 Phone: (813) 908-8555 Fax: (813) 962-4054



**OPTION 2      DAVE RILLING**  
**EXCLUSIVE LISTING AGREEMENT**

Lease Only (without Property Management)

This agreement is made between *HOME LOCATORS / APARTMENT LOCATORS* and OWNER (as listed below). The OWNER contracts with *HOME LOCATORS / APARTMENT LOCATORS* to find and solicit potential residents for their property.

**Property Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **ST** \_\_\_\_\_ **Zip** \_\_\_\_\_

- 1- **Term:** This Agreement shall remain in effect for a period of 90 days. This agreement will automatically renew thereafter, unless a written 30 day notice has been given at the end of the initial 90 day term.
- 2- **Termination:** Should owner wish to terminate this agreement prior to the end of initial 90 day term, owner agrees to provide 30 day written notice along with a termination fee of \$195.00.
- 3- **Rental Fee:** The Owner agrees to pay *HOME LOCATORS / APARTMENT LOCATORS* a rental fee equal to one (1) full months' rent. First months rent is retained by *Home Locators*.
- 4- **Payment:** All subsequent monthly rent and all deposits shall be paid to owner, unless owner contracts with *HOME LOCATORS / APARTMENT LOCATORS* for property management.
- 5- **Home Locators / Apartment Locators:** Broker has the exclusive right to screen the potential resident(s), perform credit checks, rental verification, employment verification and criminal background checks prior to lease preparation.
- 6- **Purchase:** Owner agrees to pay *HOME LOCATORS / APARTMENT LOCATORS* a commission equal to 2.5% of sales price if renter purchases this unit.
- 7- **Lease Option:** In the event Home Locators causes an Option to Purchase agreement between Owner and Resident, Owner agrees to pay Home Locators a commission equal to 20% of the option at the time option is paid, along with a commission of 2.5% of the sales price when/if the option is executed.
- 8- **Hold Harmless:** Owner shall indemnify and save the Agent harmless from any and all costs, expenses, attorney's fees, suits, liabilities, damages from or connected with the leasing of the property by Agent, or the performance or exercise of any of the duties, obligations, powers, or authorities herein or hereafter granted to agent.
- 9- **Signatures:** All legal owners of this property must sign this agreement.
- 10- **Entire Agreement:** This Agreement constitutes the entire agreement between the parties hereto, and no modification shall be binding unless signed by all parties.

**Owner's Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **ST** \_\_\_\_\_ **Zip** \_\_\_\_\_

**Phone Numbers - Home:** \_\_\_\_\_ **Work:** \_\_\_\_\_ **Cell:** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Fax No.** \_\_\_\_\_

**Bank Security Deposit to be held in:** \_\_\_\_\_ **Interest Bearing Account ? Y or N**

**Owner's Social Security Number:** \_\_\_\_\_

*(Must be included for tax purposes)*

**Signature** \_\_\_\_\_ **Please print name** \_\_\_\_\_ **date:** \_\_\_\_\_  
 OWNER

**Signature** \_\_\_\_\_ **Please print name** \_\_\_\_\_ **date** \_\_\_\_\_  
 OWNER

**Signature** \_\_\_\_\_ **Please print name** \_\_\_\_\_ **date** \_\_\_\_\_  
 HOME LOCATORS/APARTMENT LOCATORS AGENT