## HOMESTEAD REALTY

TO:	Property Owner					
FROM:	Homestead Realty, Inc.					
RE:	EXCLUSIVE RENTAL PROCUREMENT CONTRACT					
	of our current Exclusive Rental Procurement Contract. Please read it over carefully. If you ions, or need more information, don't hesitate to contact us.					
moves in, then	to procure a Tenant for your property, but <u>you are going to manage it</u> after the Tenant please complete all items and sign at the bottom of the page. Then return to us by the choice. Our contact numbers are below.					
Thank you for	considering us. We look forward to working with you in the future.					
Our contact nu	mbers are:					
Toll Fre	ee 1-866-446-2921					
Direct (	Office 407-367-4201					
Fax Lin	e 407-367-4210					
Email	TEAMZIPP@AOL.COM					
Address	s: 14115 Town Loop Blvd., Suite 300 Orlando, FL 32837					
Again thank yo	ou.					
Sincerely,						
Homestead Rea	alty. Inc.					

## HOMESTEAD REALTY

## EXCLUSIVE RENTAL PROCUREMENT CONTRACT

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This contr	act for Exc	clusive Rental I	Procuremen	nt between	Homestea	d Realty, Inc., I	hereina	fter 1	referred to	
as the Procurer, and Owner				(US-Tax-ID#						
hereinafter	referred to	as the legally	designated	Owner, for	the rental	of the property	located	at:		
							FL_			
street#	street name			unit#	city		s	tate	zip code	
shall road a	s follows:									

The Owner agrees to pay a procurement fee equal to 100% of ONE MONTH's LEASE RENT, or a fee of \$750.00, whichever is HIGHER, to the Procurer for the services rendered in obtaining a Tenant for the above mentioned property, regardless of the means of procurement. Once a Tenant has been accepted, AND once the initial monies have been collected by the Procurer, then that will fulfill the Procurer's obligation and the fee will immediately become due, payable and paid.

In return for this fee, the Procurer will:

- advertise the property for rent (MLS, internet, signage, flyer distribution, referrals, website)
- receive and process prospect calls, Realtor calls, Tenant calls, Owner calls, etc.
- screen all applicants (creditworthiness, residency history, employment, eviction, criminal history)
- perform and fully document the initial pre-rental walkthrough
- prepare the Lease document and move the Tenant into the property

Prior to marketing the property For Rent, the Owner agrees to:

- allow any and all For Rent signage to be placed on or about the property
- allow a Coded Lockbox to be placed on the property for Prospect showings at their convenience
- turn on all utilities (electric, water, gas, etc.) NOTE: must remain on until 48 hours after movein.
- provide keys for all locks on or about the property (all doors, mailbox, gate, pool, shed, etc.)
- provide all appropriate remote devices (garage opener, gate access, fan control, etc.)
- provide all system codes (alarm system, keyless entry, subdivision gate, etc.)
- have all necessary inside work completed (including, but not limited to, painting, papering, flooring, tiling, new appliances, etc.)
  - (**NOTE:** If you so choose, Homestead Realty will coordinate all the major efforts for you for \$99.00).
- have all necessary **outside** work completed (lawn, tree and shrub maintenance, pest control, etc.)
- have the property professionally cleaned, including carpets (also includes pool, if applicable)

(**NOTE:** Homestead Realty, Inc. **cannot begin** to market the property until the above is complete!)

The term of this listing agreement shall expire exactly 90 days from the Effective Date (the effective date is the date of Owner signing); if no Tenant has been procured by this date, then this agreement shall become null and void. If, however, the Owner terminates this agreement prior to the expiration date, or otherwise causes the property to become unavailable for renting as per this contract, then the Owner will be considered to have **BREACHED** this contract and the following costs will immediately become due and payable.

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- an amount equal to the monthly rent that we were trying to obtain
- an amount equal to any application fees that must be returned to Prospects
- any additional costs that were generated as a result of prospecting efforts (advertising, legal expenses, etc.) up to a maximum of \$250.00

The Owner(s) acknowledge that he/they are the **rightful**, **lawful** and **only owners** of the property and, further, that the property is not now, nor will not be in the near future, in the **process of foreclosure**. If the property is in the foreclosure process, or goes into the foreclosure process during the term of this contract, then the Owner will have been considered to have breached this contract and the withdrawal/cancellation fee will immediately apply. Also, the Owner(s) acknowledge that the **HOA dues**, taxes, insurance and mortgage payments are current (if applicable).

After a Tenant has been procured, the obligations and duties of the Procurer will be deemed to have been successfully completed. <u>All further Procurer obligations shall cease.</u>

I (we) acknowledge that I (we) have read, understand and agree to the terms and conditions of this **EXCLUSIVE RENTAL PROCUREMENT CONTRACT.** 

<u>PLEASE NOTE:</u> this is a legally binding Contract; if you don't fully understand it, you should contact legal counsel before signing.

		//	r signature				
Owner signature		date					
Legal Mailing Address: _							
	Street#	Street Name	Unit#	City		State	Zip-code
Home phone number		Cell phone number		email address			
						<u>checki</u>	ng? or savings
Bank Name		Account Routing Number	r	Account Number		circle or	e of the above
D.							
Procurer	TT . 1	Realty, Inc. Procurer			date		

ERPC-02/15/13