

MidPenRentals.Com
Rental Consulting Services Agreement
Peninsula and South Bay Areas

Option 2 – Recommended Minimum Services - \$600 (\$1150 value if purchased separately)

- Rental phone consultation by licensed realtor¹ - Area familiarization and refinement of rental needs considering market realities - **\$250 Value**
- [Create custom search of properties listed for rent on the Multiple Listing Service \(MLS\)](#) - **free**
Link to [Rental Application Package](#) and help with preparation - **\$200 Value**
- [Craigslist.org links to find properties not listed on MLS – Via MidPenRentals](#)
- Properties listed through MLS contact [Dave Osbaldeston via email](#) for showings - **\$100 Value Per Property**
- Run background check on target craigslist property to confirm tenant is working with the true owner and the home is not in foreclosure - **\$100/request** (3 property max per request)
- Review and edit rental agreement to protect tenants' rights and security deposit - **\$250**
- Provide walk-through move in inspection with client to help protect their deposit and provide eyewitness testimony if landlord and tenant are in dispute over security deposit - **\$250**
- Tenant will make their own arrangements for properties listed only on Craigslist⁰

Optional a la carte services

- Accompany tenant on craigslist appointments - **\$100 per trip plus \$50 per house** (e.g. 3 houses one trip = \$250)
- Craigslist realtor visitation package 8 visits with or without tenant for a flat discounted fee over the 30 day period - one day area tour or two half day tours are not included in the 8 property limitation - **\$600**
- One Day Area³ Tour or Two half day Tours⁽⁴⁾ - **\$600** - Identify potential properties and make appointments for a one day intensive area² familiarization and orientation Tour. Show properties that meet tenant's criteria (one day 3-4 hour tour, 4 to 6 properties (MLS and Craigslist Properties Included))
- Rental Appointment Scheduling - Identify properties and make appointments for Tenant to visit properties on their own for Craigslist and accompany for MLS over a week long period - **\$600⁽⁴⁾ / week**

Additional Charges if relevant

- Rental assistance for credit scores below 700 - **\$200**
- 1 or 2 pets - **\$200** - more than 2 pets - **\$TBD**
- Multifamily Rental Services - **\$100** per roommate

✓	Option 2 – Recommended Minimum Services (\$500 value)	\$600
✓	Phone consultation, MLS and Craigslist search tools, and Rental Application Package	Included
✓	MLS property services (show, advise, negotiation, back ground check, move in inspection)	Included
✓	Property and owner background check for foreclosure status	Included
✓	Review and Negotiate rental agreement	Included
✓	Move In Walk-Through with tenant	Included
✓	Rental Package Preparation Review and Consulting for credit, income, multifamily, or pet issues	Included
<input type="checkbox"/>	+ Accompany Tenant on Craigslist Property Visits (\$100/trip/day + \$50 per property)	\$TBD
<input type="checkbox"/>	+ One Day Area Tour (included in option 3) (plus applicable surcharge)	\$600
<input type="checkbox"/>	+ Craigslist visitation 8 pack with or without (included in option 3)	\$600
<input type="checkbox"/>	+ Rental Appointment Scheduling per week (included in option 3) (plus applicable surcharge)	\$600
	Additional Charges if Relevant	\$TBD
<input type="checkbox"/>	+ Surcharge for credit scores below 700	\$200
<input type="checkbox"/>	+ One or two pets (more than two pets please call me for a price)	\$200
<input type="checkbox"/>	+ Multifamily rental fee per roommate	\$100
	Total -----	\$

Tenant / Relocation Agent (signature) _____, Date _____ Total Fees _____

Realtor¹ Agent (signature) _____, Date _____

⁰ Craigslist Scams are very prevalent be aware of homes in foreclosure bank owned offered for rent, identity theft, up-front cash deposits.

¹ All services are provided by a licensed Realtor.

² 30 Days of rental assistance starting after the first paid service is performed.

³ Area tours are set up for one area (South bay or Mid-Peninsula).

⁴ Add additional charges to fee if applicable (Pets, Credit, Roommate).