

HOMESTEAD REALTY

TO: **Property Owner**

FROM: Homestead Realty, Inc.

RE: **EXCLUSIVE RENTAL PROCUREMENT CONTRACT**

Here is a copy of our current Exclusive Rental Procurement Contract. Please read it over carefully. If you have any questions, or need more information, don't hesitate to contact us.

If you want us to procure a Tenant for your property, but **you are going to manage it** after the Tenant moves in, then please complete all items and sign at the bottom of the page. Then return to us by the method of your choice. Our contact numbers are below.

Thank you for considering us. We look forward to working with you in the future.

Our contact numbers are:

Toll Free 1-866-446-2921

Direct Office 407-367-4201

Fax Line 407-367-4210

Email TEAMZIPP@AOL.COM

Address: 14115 Town Loop Blvd., Suite 300
Orlando, FL 32837

Again thank you.

Sincerely,

Homestead Realty, Inc.

HOMESTEAD REALTY

EXCLUSIVE RENTAL PROCUREMENT CONTRACT

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This contract for Exclusive Rental Procurement between **Homestead Realty, Inc.**, hereinafter 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** **zip code**

shall read as 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 move-in.
- 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.

