

THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY.

"THE RATE OR AMOUNT OF COMMISSION CHARGED FOR THE SALE, LEASE, APPRAISAL OR MANAGEMENT OF REAL ESTATE SHALL BE NEGOTIATED BETWEEN EACH MEMBER OF LIBOR AND HIS CLIENT"



Date _____

Received from _____, residing at _____
_____ the sum of \$ _____ as deposit on the rental of:

HOUSE OR APARTMENT TO BE RENTED

House located at _____
(_____ room apartment on _____ floor of building located at _____
_____). Balance of first month's rent is to be paid on or before _____.

APPLICATION OF DEPOSIT

IF THE LANDLORD SIGNS THIS AGREEMENT, THIS DEPOSIT IS TO BE APPLIED TO THE FIRST MONTH'S RENT. IF THE LANDLORD DOES NOT SIGN THIS AGREEMENT, THIS DEPOSIT WILL BE REFUNDED. TENANT MAY NOT MOVE INTO THE APARTMENT/HOUSE UNTIL FULL RENT, SECURITY DEPOSIT AND COMMISSIONS ARE PAID.

IT IS ALSO AGREED THAT:

OCCUPANCY

The above (house) (apartment) is to be available for tenant to move into on or about _____

RENT

Rent is to be _____ Dollars (\$ _____) per month, payable in advance.

SIGNING OF LEASE/RENTAL AGREEMENT

A lease is to be signed on or about _____ for a period of _____ year(s).

SECURITY

The tenant is to deposit with the landlord \$ _____ as security.

UTILITIES

The landlord is to supply to tenant: heat, hot water, gas, electricity, refrigerator, gas range, _____

BROKER'S COMMISSION

The _____ is to pay _____ broker, the sum of \$ _____ for services in locating and arranging for the rental of the above premises. It is understood that this fee is due and payable on the date the landlord signs this agreement.

LEAD PAINT DISCLOSURE CONTINGENCY

This agreement obligates the parties to rent the unit described herein if as and when the tenant has received the Lead Paint Hazard Disclosures required by the Residential Lead Based Paint Hazard Reduction Act of 1992 and the tenant and the landlord have agreed to perform under the terms hereof or any other terms and conditions subsequently negotiated.

ATTORNEY'S APPROVAL CLAUSE

This agreement is contingent upon tenant and landlord obtaining approval of this agreement by their attorney as to all matter contained therein. This contingency shall be deemed waived unless tenant's or landlord's attorney on behalf of their client notifies the broker in writing, of their disapproval of the agreement no later than 3 business days after full execution hereof. If tenant's or landlord's attorney so notifies, then this agreement shall be deemed canceled, null and void, and all deposits shall be returned in full to the tenant.

The above terms and arrangements are agreed to and a copy has been furnished to each party.

BROKER

TENANT

LANDLORD