

LISTING AGREEMENT

This agreement will go into effect on _____ and will remain
in effect through and including _____.

TYPE _____ STYLE _____ YEAR BUILT _____ COMPLEX NAME _____

RENTAL ADDRESS _____
Street Town Zip Unit/Floor

AVAILABLE _____ MONTHLY RENT _____ SECURITY _____ LEASE TERM _____

FURNISHED UNFURNISHED NO. OF ROOMS _____ BEDROOMS _____ BATHS _____

HOW TO SHOW _____

KEYS IN OFFICE: YES NO

OWNER _____

ADDRESS _____
Street Town Zip Unit/Floor

PHONE _____
Work Home Cell

FLOOR COVERING	APPLIANCES	HEAT	HOT WATER	LAUNDRY
<input type="checkbox"/> CARPET	<input type="checkbox"/> STOVE: <input type="checkbox"/> Gas <input type="checkbox"/> Elec	<input type="checkbox"/> GAS	<input type="checkbox"/> GAS	<input type="checkbox"/> WASHER HOOKUP
<input type="checkbox"/> HARDWOOD	<input type="checkbox"/> REFRIGERATOR	<input type="checkbox"/> OIL	<input type="checkbox"/> OIL	<input type="checkbox"/> DRYER HOOKUP
<input type="checkbox"/> VINYL	<input type="checkbox"/> DISHWASHER	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> WASHER
<input type="checkbox"/> CERAMIC TILE	<input type="checkbox"/> GARBAGE DISPOSAL	<input type="checkbox"/> OTHER: _____	<input type="checkbox"/> OTHER: _____	<input type="checkbox"/> DRYER
<input type="checkbox"/> OTHER: _____	<input type="checkbox"/> OTHER: _____	_____	_____	<input type="checkbox"/> COIN-OPERATED
_____	_____	_____	_____	<input type="checkbox"/> OTHER: _____
_____	_____	_____	_____	_____
UTILITIES INCLUDED	UTILITIES NOT INCLUDED	PARKING	GARAGE/STORAGE	PETS ALLOWED?
<input type="checkbox"/> HEAT	<input type="checkbox"/> HEAT	<input type="checkbox"/> STREET	<input type="checkbox"/> GARAGE	<input type="checkbox"/> YES
<input type="checkbox"/> HOT WATER	<input type="checkbox"/> HOT WATER	<input type="checkbox"/> DRIVEWAY	<input type="checkbox"/> BASEMENT	<input type="checkbox"/> NO
<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> LOT	<input type="checkbox"/> ATTIC	<input type="checkbox"/> MAYBE
<input type="checkbox"/> COLD WATER	<input type="checkbox"/> COLD WATER	<input type="checkbox"/> ASSIGNED	<input type="checkbox"/> BIN	IF YES, WHAT TYPE:
<input type="checkbox"/> ALL	<input type="checkbox"/> ALL	<input type="checkbox"/> OTHER: _____	<input type="checkbox"/> OTHER: _____	_____
<input type="checkbox"/> OTHER: _____	<input type="checkbox"/> OTHER: _____	_____	_____	_____
_____	_____	_____	_____	_____
SPECIAL AMENITIES			SPECIAL COMMENTS	
<input type="checkbox"/> ALARM SYSTEM	<input type="checkbox"/> DECK	<input type="checkbox"/> TENNIS	_____	
<input type="checkbox"/> BALCONY	<input type="checkbox"/> FIREPLACE	<input type="checkbox"/> WATER VIEW	_____	
<input type="checkbox"/> CATHEDRAL CEILING	<input type="checkbox"/> POOL	<input type="checkbox"/> WHIRLPOOL, TUB	_____	
<input type="checkbox"/> CEILING FAN	<input type="checkbox"/> PORCH	<input type="checkbox"/> YARD	_____	
<input type="checkbox"/> CENTRAL AIR	<input type="checkbox"/> SKYLIGHTS	<input type="checkbox"/> OTHER: _____	_____	

EXCLUSIVE LISTING: gives the broker the right to collect a commission if the property is rented by anyone, including the owner, during the term of the agreement.

OPEN LISTING: a listing given to any number of brokers (or owner, who also has the right to rent) without liability to compensate any except the one who first secures a renter who is ready, willing, and able to meet the terms of the listing or secures the owner's (or agent for the owner) acceptance of another offer.

NOTICE: THE AMOUNT OR RATE OF REAL ESTATE COMMISSIONS IS NOT FIXED BY LAW. THEY ARE SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN THE CLIENT AND AGENT.

I, PROPERTY OWNER OR AGENT FOR OWNER, AGREE TO PAY AS COMMISSION, FOR THE RESULTING EFFORTS OF LISTING BROKER, A TOTAL OF _____ TO SECURE THE ABOVE ADDRESS. THIS WILL BE PAID REGARDLESS OF LENGTH OF LEASE. IN THE EVENT A COMMISSION IS NOT PAID WHEN DUE, I AGREE TO PAY ALL COSTS OF COLLECTION, INCLUDING A REASONABLE ATTORNEY'S FEE. I ALSO HAVE BEEN INFORMED OF MY RESPONSIBILITY TO PROVIDE A WORKING SMOKE DETECTOR IN THE ABOVE RENTAL UNIT.

LANDLORD/OWNER SIGNATURE _____ DATE _____

BROKER SIGNATURE _____ DATE _____

This agreement is subject to compliance with state and federal statutes which prohibit discriminatory housing practices based on race, creed, color, national origin, ancestry, sex, marital status, age, lawful source of income or familial status.

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

WARNING STATEMENT: *Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.*

PROPERTY ADDRESS OF UNIT

UNIT NUMBER _____ STREET ADDRESS _____
CITY/TOWN _____ ZIP _____

Was this property constructed prior to 1978? _____ YES _____ NO

PROPERTY OWNER'S DISCLOSURE

A. You must initial **1** or **2** below, whichever applies to your property:

_____ 1) Property owner has knowledge of lead-based paint and/or lead-based paint hazards in the housing.
Explain:

_____ 2) Property owner has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

B. You must initial **1** or **2** below, whichever applies to your property:

_____ 1) Property owner has provided the tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. (List documents below)

_____ 2) Property owner has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

TENANT'S ACKNOWLEDGEMENT (You must initial below that which applies to you)

C. _____ Tenant has received copies of all information listed above.

D. _____ Tenant has received pamphlet *Protect Your Family from Lead in Your Home*.

AGENT'S ACKNOWLEDGEMENT (You must initial below that which applies to you)

E. _____ Agent has informed the Lessor (Landlord) of the Lessee's (Tenant's) obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

The following parties have reviewed in the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and correct.

Lessor (Landlord) Date

Lessor (Landlord) Date

Lessee (Tenant) Date

Lessee (Tenant) Date

Agent Date

Agent Date