

Rental property address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
 Rental price (if known; include condo fees if applicable) \_\_\_\_\_ School district \_\_\_\_\_ Date available \_\_\_\_\_  
 Owner's name \_\_\_\_\_  
 Owner's address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone #1 \_\_\_\_\_ Phone #2 \_\_\_\_\_ Email \_\_\_\_\_

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> House                                  | _____ Bedrooms  | <input type="checkbox"/> No smoking                  | \$ _____ Security deposit   |
| <input type="checkbox"/> Townhouse                              | _____ Bathrooms   | <input type="checkbox"/> Satellite dish OK           | \$ _____ Cleaning fee/deposit   |
| <input type="checkbox"/> Duplex                                 | _____ Square feet   | <input type="checkbox"/> Home warranty/service plan  | <input type="checkbox"/> Refundable <input type="checkbox"/> Non-refundable |
| <input type="checkbox"/> Condo                                  | _____ Year built  | <input type="checkbox"/> W-9 completed (tax ID #)    | \$ _____ Pet fee (monthly)  |
| <input type="checkbox"/> Apartment                              | _____ Lot size  | <input type="checkbox"/> Condo board approval needed | \$ _____ Pet deposit  |
| <input type="checkbox"/> No pets allowed                        | _____ Garage stalls   | <input type="checkbox"/> Condo bylaws available      | <input type="checkbox"/> Refundable <input type="checkbox"/> Non-refundable |
| <input type="checkbox"/> Pets allowed                           | <input type="checkbox"/> Attached <input type="checkbox"/> Detached |  |   |
| <input type="checkbox"/> Case-by-case basis                     | <input type="checkbox"/> Garage automatic opener                    |  |   |
| <input type="checkbox"/> Dog OK <input type="checkbox"/> Cat OK | <input type="checkbox"/> Garage keyless code _____                  |  |   |

AMENITIES	YES	NO
Range/Stove		
Dishwasher		
Refrigerator		
Microwave		
Disposal		
Central air		
Washer		
Dryer <input type="checkbox"/> Gas <input type="checkbox"/> Elec		
W/D hookup <input type="checkbox"/> Gas <input type="checkbox"/> Elec		
Fireplace <input type="checkbox"/> Gas <input type="checkbox"/> Wood		
Sump pump		

AMENITIES	YES	NO
Water treatment/softener		
Finished basement		
Drapes		
Mini blinds		
Fenced yard		
Underground sprinkling		
Deck		
Patio		
Balcony		
Swimming pool		
Hot tub		
Shed		

UTILITIES PAID BY	TENANT	OWNER	AVG. \$/TERM
Gas			
Electric			
Water/Sewer			
Trash			
Lawn			
Snow removal			
<input type="checkbox"/> Well <input type="checkbox"/> Septic			
<input type="checkbox"/> Propane If yes, avg. \$			

This agreement is between \_\_\_\_\_ (Owner) and Rental Property Consultants LLC, doing business as LeaseGR Rental Property Management (LeaseGR). Owner certifies that he/she owns the property identified above and the mortgage and taxes are current. Owner agrees the property shall be listed for leasing by LeaseGR. Owner hereby indemnifies, defends and saves LeaseGR and its agents harmless from all suits, claims, liabilities, costs and damages arising from, or in connection with, the leasing of the property. The rental agreement will be between the owner and the tenant. LeaseGR will not be liable for any actions tenants take after assuming occupancy.

**Full-Service Leasing—85% of one month's rent**

LeaseGR will: 1) market the property; 2) have access to the property to show prospective tenants; 3) provide owner with a completed application for qualified prospects; 4) run credit checks on applicants; 5) verify employment, income and landlord references; 6) provide information about qualified applicants to owner and offer an approval recommendation; and 7) coordinate lease signing and move-in. Owner will decide whether to accept or deny any applicant. If LeaseGR finds an acceptable tenant, owner agrees to pay LeaseGR a commission of 85% of one month's rent, due upon lease signing. After the original lease term expires, a fee equal to 25% of one month's rent shall be paid to LeaseGR in the event of a 6- or 12-month lease renewal.

**Tenant Referral—65% of one month's rent**

LeaseGR will: 1) market the property; 2) forward qualified leads to owner (owner will show property); 3) provide owner with a completed application for qualified prospects; 4) run credit checks on applicants; 5) verify employment, income and landlord references; 6) provide information about qualified applicants to owner and offer an approval recommendation; and 7) coordinate lease signing and move-in. If LeaseGR generates a lead that results in a tenant, owner agrees to pay LeaseGR a commission of 65% of one month's rent, due upon lease signing. (Basically, showings are the owner's responsibility with this option.) After the original lease term expires, a fee equal to 25% of one month's rent shall be paid to LeaseGR in the event of a 6- or 12-month lease renewal.

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_ Owner Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Agent Signature \_\_\_\_\_ Date \_\_\_\_\_