



Landlord: _____

Broker: _____

Property: _____

Landlord gives Broker the exclusive right and privilege to offer the property for lease from this date until 12:00 midnight _____.
Landlord agrees to make the property available for lease for a term of _____ months and for the sum of \$ _____
per month, or for a lesser or greater number of months or amount as Landlord may agree.

1. TITLE:

- Is Landlord the sole owner of the property? Yes No
If no, explain: _____
- Is Landlord current in all obligations (mortgages, land contracts, etc.)? Yes No
If no, explain: _____
- Is Landlord in bankruptcy? Yes No
If yes, explain: _____
- Are there legal proceedings pending which could impact the lease of the property? Yes No
If yes, explain: _____

2. COMPENSATION: BROKER'S FEE FOR SERVICES RENDERED IS FULLY NEGOTIABLE AND IS NOT FIXED, CONTROLLED OR SET BY LAW, THE MLS OR ANY PERSON NOT A PARTY TO THIS AGREEMENT.

If during the term of this listing anyone produces a buyer ready, willing and able to purchase the Property at the listed price and terms or for any other price, terms or exchange to which Landlord consents in writing, Landlord agrees to pay Broker a commission equal to _____ if: the property is leased by Landlord during the term of the listing, or the property is leased within _____ days after expiration of the listing period to a tenant who had been shown the property during the listing period, except that during the protection period, this provision shall not apply if the property is leased pursuant to a valid agency agreement entered into with another broker subsequent to the expiration of this agreement. Unless otherwise agreed by the parties hereto, the total commission shall be paid promptly upon execution of the lease of the property and shall not be affected by later breaches or termination of lease by Landlord or tenant.

3. If the property is purchased during the term of this listing or by the tenant at any time during and up until _____ months after the termination of the term of any lease, or any renewals, extensions or options thereof, including, but not limited to month-to-month renewals and holdover tenancies, a commission equal to _____ of the selling price shall be payable to Broker except that the sale commission shall be reduced in amount by the total lease commissions paid. Said commission shall be due and payable promptly after it is earned and in no event later than the closing of the transaction. Landlord shall notify Broker if such a sale shall occur.

4. SHOWING PROPERTY: Broker is authorized to place a For Lease sign on the property, where not prohibited, and to remove all other For Lease signs, and will have access to all buildings at reasonable hours for purposes of showing. Broker is authorized to hold open houses at mutually agreeable times. Broker is not able to supervise and control the actions of those in attendance. Landlord will secure all jewelry, cash, firearms, medications and other valuable or fragile property during showings and will arrange to warn visitors of any dangerous condition which is not open and obvious. Landlord shall indemnify and hold Broker harmless from any and all liability for any reason as a result of injury to person(s) or damage or loss to property arising out of a showing of the property.

5. NON-DISCRIMINATION: It is agreed by Broker and Landlord, parties to this agreement, that as required by law, discrimination because of religion, race, color, national origin, age, sex, disability, familial status, marital status, sexual orientation, or gender identity or expression by said parties in respect to the sale or lease of the Property is PROHIBITED.

6. PARTICIPATION IN MULTIPLE LISTING SERVICE: Landlord authorizes Broker to submit this listing to any multiple listing service or any other medium selected by Broker and provide any such multiple listing service with a copy of this agreement, any changes to this agreement and any post-closing information, including sales price information.

7. COOPERATION: THE COMPENSATION PAID BY THE BROKER TO COOPERATING AGENTS IS FULLY NEGOTIABLE AND IS NOT FIXED, CONTROLLED, OR SET BY LAW, THE MLS, OR ANY OTHER PERSON NOT A PARTY TO THIS AGREEMENT.
Broker is authorized to (indicate acceptance by initialing):



- _____/ _____. A. Offer a portion of the Broker's total commission as compensation to cooperating brokers for producing the buyer while acting as a sub-agent. Said offer of compensation shall be _____% of the rent or \$_____.
- _____/ _____. B. Offer a portion of the Broker's total commission as compensation to cooperating brokers for producing the buyer while acting as a buyer's agent. Said offer of compensation shall be _____% of the rent or \$_____.
- _____/ _____. C. Offer a portion of the Broker's total commission as compensation to cooperating brokers for producing the buyer while acting as a transaction coordinator. Said offer of compensation shall be _____% of the rent or \$_____.

8. **PROFESSIONAL ADVICE:** Landlord acknowledges and understands that Broker, its agents, employees, and representatives are not acting as appraisers, builders, accountants, engineers, environmentalists, inspectors, surveyors, tax advisors, or attorneys in the context of this agreement or any future purchase agreement. Landlord has been specifically advised to seek professional input or advice in these areas from those professionals as may be advisable and prudent.
9. LANDLORD ACKNOWLEDGES THAT THE INFORMATION IN THE PROFILE LISTING FORM WILL BE MADE AVAILABLE TO ALL PARTICIPANTS OF THE ANN ARBOR AREA BOARD OF REALTORS® MULTIPLE LISTING SERVICE WITHIN THREE (3) BUSINESS DAYS OF SIGNING THIS CONTRACT.
10. **DUAL AGENCY:** This firm does not practice designated agency. Landlord grants the Broker the authorization to act as a disclosed dual agent in the event Broker or another licensee of the Broker procures a tenant who has an agency relationship with the Broker.
11. **REFERRAL:** Landlord agrees to refer to Broker all inquiries received concerning the property during the term of this listing.
12. **CONFIDENTIALITY:** Landlord understands and agrees that Broker shall not disclose information learned during the course of a prior or pending business or real estate transaction.
13. **CANCELLATION:** This contract can be cancelled or revoked only by mutual consent in writing.
14. **CONDITION OF PROPERTY:** Landlord acknowledges sole responsibility for condition and maintenance of property during the term of this contract.
15. **OTHER:** _____

16. **LANDLORD ACKNOWLEDGES RECEIPT OF A COPY OF THIS CONTRACT AND THE PROFILE SHEET WHICH CONSTITUTES A PART OF THIS CONTRACT.**

On this _____ day of _____

Landlord: _____ Landlord: _____

Telephone: _____ Telephone: _____

Agent: _____ Broker: _____

DISCLAIMER: This form is provided as a service of the Greater Metropolitan Association of Realtors to its members. Users of this form are expected to review the form in the context of the particular transaction to ensure that the use of this form is appropriate. When using this form, users should consult independent legal counsel. The Greater Metropolitan Association of Realtors is not providing and will not provide legal advice and is not responsible for the use or misuse of this form, for misrepresentation, or warranties made in connection with this form.