

► To Rent Your Property, Complete & Return to Nick!

- Rental Property Listing/Leasing Agreement -

- GREATER TAMPA AREA RENTALS – *Hillsborough, Pinellas & Pasco Counties*
--Homes, --Townhouses, --Condos & --Apartments

NICK SMYKA – Real Estate Agent – Property Manager – Pristine Bay Realty
-Call: 813-598-3134 ***FindTampaApartments.com (***Nick123.com)

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1. Please complete & sign the attached “Rental Listing/Leasing Agreement”
 2. Please send back to me:
 - ***FAX to: NICK – 813-251-7290
 - ***OR EMAIL to: – Nick@Nick123.com
 - ***OR DELIVER to: Nick Smyka, 1550 W. Cleveland St., Tampa, FL 33606
 3. KEYS-
 - ***Please provide a front door key, gates code(s)/swipe card(s) and/or mail box keys etc., so we can show your rental to clients.
-

-Best Regards,

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This rental property listing/leasing agreement is made between *PRISTINE BAY REALTY* and
(OWNER's PRINTED NAME:) _____

hereinafter OWNER. The OWNER contracts with *PRISTINE BAY REALTY*, hereinafter BROKER/AGENT, to find and solicit potential residents for their property.

Rental Property Address: _____

City: _____ **ST** _____ **Zip** _____

- 1- **Term:** This Agreement shall remain in effect for a period of 30 days, and will automatically renew thereafter.
- 2- **Termination:** Owner may terminate this agreement by providing written notice to Agent via email/fax/or mail.
- 3- **Rental Fee:** Owner agrees that *PRISTINE BAY REALTY* will be compensated a rental fee equal to one (1) full months' rent; First months rent from tenant is retained by *PRISTINE BAY REALTY*. This rental fee will only be earned for tenants that rent the property that are located by *PRISTINE BAY REALTY*. If the Owner rents the property to a tenant not located by *PRISTINE BAY REALTY*, then there is no fee due.
- 4- **Payment:** All subsequent monthly rent and all deposits shall be paid to Owner.
- 5- **Tenant Processing:** Broker has the right to screen potential tenant(s), perform credit checks, rental verifications, employment verifications, criminal background checks and HOA processing prior to lease preparation. Owner has the final decision on application lease approval and is provided supporting documentation during the process.
- 6- **Marketing Costs/MLS:** Broker will pay for all marketing and advertising costs associated with effectively securing and keeping premises rented to desirable tenants. Broker will exclusively enter property into MLS Multiple Listing Service to cooperate with other brokers. Time is of the essence while premises remain vacant.
- 7- **Signatures:** All legal Owners of this property must sign this agreement.
- 8- **Hold Harmless:** Owner shall indemnify and save the Agent harmless from any and all costs, expenses, attorney's fees, suits, liabilities, damages from or connected with the leasing of the property by Agent, or the performance or exercise of any of the duties, obligations, powers, or authorities herein or hereafter granted to agent; Agent shall be entitled to recover reasonable attorney's fees and costs incurred as a result of said action.
- 9- **Optional Property Management:** Optional property management can be added at any time for a ten percent monthly fee for the remaining months of the lease, ask agent for details.
- 10- **Entire Agreement:** This Agreement constitutes the entire agreement between the parties hereto, and no modification shall be binding unless signed by all parties.

Owner's Address: _____

City: _____ **State:** _____ **Zip:** _____

Home #: _____ **Work #:** _____ **Cell #:** _____

Email: _____ **Fax #:** _____

Signature _____ **Please print name** _____ **date:** _____
OWNER

Signature _____ **Please print name** _____ **date:** _____
OWNER

Signature _____ **date:** _____
Nicholas Smyka - Real Estate Agent - PRISTINE BAY REALTY

