

► **To Rent Your Property, Complete & Return to NICK!!**

---Fax: 813-251-7290 ---OR EMAIL: Nick@Nick123.com

---OR Deliver: 1550 W. Cleveland St #2, Tampa, FL 33606

To: Nick Smyka – REALTOR – Property Manager

Phone: 813-598-3134

Fax: 813-251-7290

RE: Rental Agreement – OPTION #2
- Lease Only, with NO Property Management, MLS Included

-LISTING AGREEMENT – From NICK- 813-598-3134 – FindTampaApartments.com

1. Please complete & sign the attached “Rental Listing Agreement”
2. Please send back to me:

***FAX to: NICK – 813-251-7290

***OR EMAIL to: – Nick@Nick123.com

***OR DELIVER to:

Nick Smyka, PRISTINE BAY REALTY, 1550 W. Cleveland St. #2, 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,

- Nick Smyka
813-598-3134

Listing Option #2 – Lease Only Listing

--Find a Tenant Only --With No Property Management --MLS Included
- NICK SMYKA – REALTOR – Property Manager – Pristine Bay Realty
- FindTampaApartments.com (Nick123.com)
Call: 813-598-3134 ... Fax: 813-251-7290 ... Email: Nick@Nick123.com
1550 W. Cleveland St. #2, Tampa, FL 33606

This 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.

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, see above contact information.
- 3- **Rental Fee:** Owner agrees to pay *PRISTINE BAY REALTY* a rental fee equal to one (1) full months' rent for tenants that rent the property that are located by *PRISTINE BAY REALTY*. First months rent is retained 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, unless Owner contracts with *PRISTINE BAY REALTY* for property management.
- 5- **PRISTINE BAY REALTY:** Broker has the right to screen the potential resident(s), perform credit checks, rental verification, employment verification and criminal background checks prior to lease preparation.
- 6- **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.
- 7- **MLS:** Owner understands Agent will exclusively enter property into MLS Multiple Listing Service.
- 8- **Signatures:** All legal Owners of this property must sign this agreement.
- 9- **Entire Agreement:** This Agreement constitutes the entire agreement between the parties hereto, and no modification shall be binding unless signed by all parties.
- 10- **Enforcement of Contract:** Should enforcement of this contract become necessary, Agent shall be entitled to recover reasonable attorney's fees and all costs incurred as a result of said action.

Owner's Address: _____

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

Phone Numbers - Home: _____ **Work:** _____ **Cell:** _____

Email: _____ **Fax No.** _____

Bank Security Deposit to be held in: _____ **Interest Bearing Account ? Y or N**

Owner's Social Security Number: _____

(Must be included for tax purposes)

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

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

Signature _____ **date:** _____
Nicholas Smyka – REALTOR – PRISTINE BAY REALTY

