



EXCLUSIVE RIGHT TO LEASE LISTING CONTRACT
Greater Hartford Association of REALTORS®, Inc.

PARTIES AND PROPERTY

I/We (Owner(s))
(Brokerage Firm)
(Listed Property)

This is the brokerage firm the authorized representative represents. The listing brokerage should inform all their authorized representatives on how the name of the brokerage should appear. If you are the owner of the brokerage firm you still need to write in the name of your firm, not your name. Agents do not write your name in this field.

The owners are the names as they appear on the deed recorded at the town hall in which the property is located. (All the names on the deed and all those individuals/parties must sign the listing contract. If a corporation, LLC, etc. the name needs to be written/typed in as it appears on the deed.)

RENT AND TERM

The rent shall be listed at \$ per
Taxes Insurance Heat Electricity Gas Water Telephone Sewer Other

The term of the lease shall be least, but not more than

The parties agree that:

- 1. This Contract will go into effect on (Date), and will remain effective including (Date).
2. I/We will refer all inquiries or offers concerning the LISTED PROPERTY to you.

The address of the property you are listing as it appears on the deed. (The town Card should reflect the deed.)

Enter the amount of the rent and the frequency it will be paid. (i.e., weekly, monthly, quarterly, etc.); then check off items that the tenant will be responsible for.

Enter the term of the lease (i.e., Week-to-week, month-to-month, 12 months, etc.)

Type/write in the limit of the term (i.e., Not more than 5 weeks, not more than 6 months, not more than 12 months, etc.)

rent" sign on the LISTED PROPERTY.
electronic lockbox and/or a mechanical combination of REALTORS® in this region and other areas.
I/We will make every effort to lease the LISTED PROPERTY.

Multiple Listing Service rules, you will submit the LISTED PROPERTY to the applicable Multiple Listing Service(s). I/We will provide accurate information about the LISTED PROPERTY, including property address as you may determine. You will submit photographs of the exterior of the LISTED PROPERTY. I/We recognize and understand that you permit other real estate brokers to advertise your listings on their web sites and in brochures and other media. I/We hereby authorize you to advertise your listings on their web sites and in brochures and other media.

1 - Effective Date: Type/write in the effective date and the end date which follow the limit set above (i.e., If a year and starting on January 1, 2022, write in 1/1/2022 on the first blank and 12/31/2022 on the second).

7. I/We understand and agree that you may also be a tenant's agent for the LISTED PROPERTY. In that event, you would become a dual agent, representing both me/us and the tenant. As a dual agent, you would owe me/us and the tenant a duty of fairness and honesty. Because you would not represent me/us exclusively, I/we cannot expect to have your undivided loyalty. As a dual agent, you may not reveal any confidential information which would be authorized by either party or required by law. If dual agency arises, you must disclose it to me/us and give me/us any disclosure notices and consent agreements required by law.

9 - Service fee (commission amount): In the first blank enter the amount the landlord will pay the broker (i.e., If a flat fee, put in that amount; if one month's rent, put in that amount; if a percentage of the year's total rent, put in the % and what that amounts to avoiding future confusion; etc.)

8. You will seek offers for the LISTED PROPERTY until such time as we will present to us any additional offers that may be received. In a multiple listing service, you will submit the LISTED PROPERTY on terms specified in this Contract, but I/we do not accept the tenant's offer. In this case I/we will pay you a service fee of of the total rent to be paid under the terms of the lease offered by the tenant.

On the next blank line enter the amount that the landlord will pay the broker even though the landlord found their own tenant (i.e., If a flat fee, put in that amount; if one month's rent, put in that amount; if a percentage of the year's total rent, put in the % and what that amounts to avoiding future confusion; etc.)

NOTICE: THE AMOUNT OR RATE OF REAL ESTATE BROKER COMMISSION IS TO BE PAID BY THE LANDLORD INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN YOU AND THE BROKER.

- 9. I/We will pay you a service fee if during the term of this Contract:
(a) I/We enter into a lease of the LISTED PROPERTY on the terms specified in this Contract or on any other terms. In this case, I/we will pay you a service fee of of the total rent to be paid by the tenant over the term of the lease. I/We will pay you the service fee at the time the lease is signed.
(b) I/We, you or anyone else finds a tenant ready, willing and able to lease the LISTED PROPERTY on terms specified in this Contract, but I/we do not accept the tenant's offer. In this case I/we will pay you a service fee of of the total rent to be paid under the terms of the lease offered by the tenant.

14 - Other terms: Enter any other negotiated terms with the landlord or lawful instructions that the landlord gives about his property and the showing of the property.

- 10. I/We authorize you to pay a portion of any service fee payable by me/us (i)
11. I/We have received a copy of this Contract.
12. I/We agree to pay any costs and attorney's fees which you may incur to collect the service fee.
13. You may enforce this Contract against me/us, or against my/our heirs, administrators, executors and assigns.
14. Other terms:

15. I/We understand that you as my agent and any tenant agents and subagents have a legal obligation to disclose any material information that you know about the LISTED PROPERTY.

Owner (s) Initial Date Broker Authorized Representative Initial Date

Property Address: _____

Make sure you have the address on the top of the second page and number the page. Sometimes there may be additional pages that are part of the contract, like a blank rider with additional instructions.

16. I/we represent to you that the LISTED PROPERTY does does not have video surveillance and/or recording devices, systems or equipment on the premises.

17. I/we represent to you that the LISTED PROPERTY does does not have audio surveillance and/or recording devices, systems or equipment on the premises.

STATEMENTS REQUIRED BY LAW

This agreement is subject to the Connecticut General Statutes regarding real estate transactions (C.G.S. Title 46a, Chapter 814c).

IT IS UNLAWFUL UNDER FEDERAL AND OR STATE LAW TO DISCRIMINATE ON THE BASIS OF RACE, COLOR, SEX, RELIGION, NATIONAL ORIGIN, ANCESTRY, SEX, GENDER IDENTITY OR EXPRESSION, MARITAL STATUS, STATUS AS A VETERAN, STATUS AS A VICTIM OF DOMESTIC VIOLENCE OR ERASED CRIMINAL HISTORY INFORMATION.

STATUS, AGE, LAWFUL SOURCE OF INCOME, FAMILIAL STATUS, LEARNING DISABILITY, PHYSICAL OR MENTAL DISABILITY, STATUS AS A VETERAN, STATUS AS A VICTIM OF DOMESTIC VIOLENCE OR ERASED CRIMINAL HISTORY INFORMATION.

I/We read and understand this section: All Owners Initial _____

THE REAL ESTATE BROKER MAY BE ENTITLED TO CERTAIN LIEN RIGHTS PURSUANT TO SUBSECTION (D) (AND SUBSECTIONS E-Q) OF SECTION 20-325A OF THE CONNECTICUT GENERAL STATUTES.

OTHER STATEMENTS

I/We understand that if I/we OFFER the LISTED PROPERTY for lease with OPTION TO BUY, I/we have completed Residential Property Condition Disclosure Report. I/We must give the Report to the buyer with option to buy the LISTED PROPERTY. Otherwise, I/we must credit the buyers \$500.00.

You have given me/us a blank Residential Property Condition Disclosure Report.

16 - Video Surveillance: This line is to disclose whether there is surveillance equipment on the property. This equipment can be anywhere on the property.
17 - Audio Surveillance: This line is to disclose whether there is audio equipment on the property. This equipment can be anywhere on the property.

Fair Housing Statement:

Be sure to explain the fair housing notice to your Seller(s) and have them initial. _____ buyers a fully completed offer to lease (no. 95-311.)

INFORMATION ABOUT FEDERAL LEAD LAWS

Federal regulations governing lead paint apply to "target housing", which with some exceptions means housing built before 1978. Unless an exception applies, if the LISTED PROPERTY was built before 1978, I/we must (i) give buyers the EPA brochure entitled "Protect Your Family From Lead In Your Home", and (ii) give buyers and you (Broker) all information I/we know concerning the presence of lead-based paint and lead-based paint hazards in the LISTED PROPERTY and copies of all records and reports available to me/us. In order to meet the requirement of the federal law, I/we must give these documents and information to a buyer before the closing of the sale. Failure to do so may result in penalties against me/us under federal law.

I/We also understand that if the LISTED PROPERTY is "target housing" and no exception applies, I/we must conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards. The buyer is obligated under the contract. I/We can mutually agree with the buyer in writing to a different method of testing, if agreed right completely in writing.

I/We completed the seller's portion of the Disclosure of Information on Lead-Based Paint and Hazards and must keep it for 3 years after the closing.

I/We may be liable for substantial damages and penalties for failing to meet the duties of a seller under the laws governing lead-based paint.

I/We read and understand this section: All Owners Initial _____

Information About Federal Lead Laws:

Ask the owners to read the information in the box and initial indicating that they have read the information

NOTE: ALL THE OWNERS MENTIONED ON THE DEED AND MENTIONED AS THE OWNERS, AND WHO ARE SIGNING THE LISTING AGREEMENT, MUST INITIAL IN THIS SPOT.

I/We understand that potential serious health risks (including cancer, brain damage and acute illnesses such as eye, nose and throat irritation) are associated with lead substances, asbestos, radon and other environmental hazards. I/we must disclose this information to prospective lessees and buyers if I/we know that these conditions exist in the LISTED PROPERTY.

If I/we fail to disclose known material information about the LISTED PROPERTY, I/we may be violating federal and/or Connecticut law. This could result in (i) an award of damages for disclosing the information, and/or (ii) statutory damages under federal law. I/we may be required to credit a buyer \$500.00 at closing if I/we have not given the information.

*Further information about environmentally hazardous conditions can be obtained from the Connecticut Department of Health Services, www.ct.gov/dcp, the Connecticut Department of Health Services, www.ct.gov/dhs, the Environmental Protection Agency, www.epa.gov.

Execution by Electronic Methods:

This paragraph is to agree that the owners will allow communication via fax and email (electronic methods) or in writing. The authorized representative inserts the fax number and the email address of the authorized representative(s) and the fax number(s) and email address(es) of all the owners who are signing this listing agreement. The authorized agent may need to include a blank addendum to list all parties to the listing agreement increasing the number of pages included in the listing agreement.

Execution by Electronic Methods. The parties agree that they may enter into this Contract (including any amendments hereto) via facsimile (fax) machine and/or email. This consent applies only to this transaction, and either party may withdraw such consent by fax or email or in writing, but such withdrawal will not affect the validity or enforceability of this Contract (or any amendments hereto) after it has been entered into. Faxing, and retention of and access to fax records, requires a fax machine or other appropriate fax technology. Email, and retention of and access to email records, requires a computer, internet account and access to the internet. The parties elect to use:

____ Fax: Fax number is: _____
____ Email: Email address is: _____

Owner elects to use:

____ Fax: Fax number is: _____
____ Email: Email address is: _____

If any party changes its email address or fax number it will promptly notify the other party.

Important Note:

This becomes a legally binding contract once all parties have signed and dated it here. The terms and duration of the listing are as set forth on the first page of the agreement. You must provide the owners with a copy of the fully executed document.

(Brokerage Firm) _____

By: _____ Date _____
(Auth. Rep.)

No. & Street _____
City, State, Zip _____

Owner _____

Owner _____ Date _____

No. & Street _____
City, State, Zip _____