

All tenants who will be signing the lease must be included.

EXCLUSIVE RIGHT TO REPRESENT TENANT CONTRACT

Greater Hartford Association of REALTORS®, Inc.



Name of brokerage representing the tenant (not the agent)

I/We (Tenant(s)) appoint you (Brokerage Firm) representative to assist me/us to locate and lease real property acceptable to me/us and generally described as:

I/We will tell you about all past and current contacts with any real property and any brokerage agreements currently in effect. During the term of this Contract, I/We will work exclusively through you in locating and leasing real property.

(1) Effective Date (beginning date) and End Date - Type in the beginning date this agreement goes into effect and the date the agreement will end.

I/We and you agree that:

- 1. This Contract is in effect from ... 20... through and including ...
2. I/We will cooperate with you. Upon request, I/we will give you financial and personal information about my/our leasing...

You must enter property type such as commercial, residential, single family, condo, multi family as well as location(s). Location can be one town, one county or multiple towns or counties. Can also be the state of CT or just a specific address. A tenant may have an Exclusive agreement with more than one broker if that broker is only representing the tenant(s) in a specific location and not the whole state. i.e. one Broker may represent a tenant in one county and another broker may represent the tenant in another town.

(10) Service Fee - You must enter a percentage (%) or dollar amount (\$) (this can be a fixed amount or a range). Broker fee must be filled in. Do not write in "per MLS". If a listing broker offers only \$1 in MLS, this is what you would have the write to collect per the tenant representative agreement if that is how it is written on this agreement. You can write something like x%\* and then in the comments box write in \*or other fee acceptable to XYZ brokerage. Therefore, if the listing broker is offering a tenant broker fee that is different than what you wrote in the agreement, you have the option of agreeing to it or asking the tenant to pay the difference.

- 9. I/we acknowledge that I/we may be recorded on audio and/or video surveillance or otherwise I/we enter or visit real property in connection with this Contract. I/we acknowledge that you may record on audio and/or video surveillance any real property that I/we may view. I/we consent to any such audio and/or video surveillance, and I/we agree to the appropriate course of action to take under the circumstances.

NOTICE: THE AMOUNT OR RATE OF REAL ESTATE BROKER COMPENSATION INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN YOU AND THE BROKER.

- 10. Your service fee is ... The service fee is due and payable in ... If I/we purchase said real property during the term of the lease or within ... months after the termination of such lease or pursuant to an option to purchase contained in such lease, I/we consent to you as my/our exclusive agent in such purchase, and your service fee is ... of the purchase price.

(11) - If broker charges a retainer fee, amount would be entered here. Otherwise leave blank or write N/A.

This field may include 0 months or several months. Negotiable between the tenant and agent.

- (a) I/We enter into a lease of real property during the term of this Contract; or
(b) I/We lease real property covered by this Contract during the term of this Contract; or
(c) I/We purchase real property which I/we leased during the term of this Contract and such purchase occurs within ... months after the termination of such lease or pursuant to an option to purchase contained in such lease.

- 11. [APPLIES ONLY IF FILLED IN.] I/We will pay you a non-refundable retainer fee of \$... due and payable when you ... applied to any service fee that you earn under this Contract; or an hourly service fee of ... upon receipt of your bill.

(10(c)) - This field may include 0 months or several months. Negotiable between the tenant and agent/broker.

- 12. [APPLIES ONLY IF FILLED IN] OTHER:

(12) Other Terms - If there are any circumstances where any part of the agreement may not apply or may be different due to a specific circumstance, please write it in here...i.e. if buyer purchases family home at 123 Main St, Nowhereland, a commission is not due to XYZ brokerage.

... heirs, administrators, executors, and assigns. I/We agree to incur to collect any monies due you under this Contract. ... a written agreement between the parties.

IT IS THE POLICY OF THIS BROTHERHOOD TO DISCRIMINATE ON THE BASIS OF RACE, CREED, COLOR, NATIONAL ORIGIN, SEXUAL ORIENTATION, CIVIL UNION STATUS, MARITAL STATUS, AGE, SEX, RELIGION, 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 Tenants Initial

The real estate broker may be entitled to commission. The parties consent and agree that they may withdraw this consent by fax or in writing if it has been entered into. Faxing requires a written agreement between the parties.

Fair Housing Statement: Be sure to explain the fair housing notice to your Tenant(s) and have them initial.

(d) and subsections e-q) of section 20-325a of the Connecticut General Statutes. ... amendments hereto) via fax. This consent only applies to this Contract, and either party may withdraw this consent by fax 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.

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.

Execution by Electronic Methods: This paragraph is to agree that the tenants will allow communication via fax and email (electronic methods) or in writing. The authorized representative inserts the fax number the Broker elects to use and the email address of the authorized representative(s) and the fax number(s) and email address(es) of all the tenants who are signing this agreement.

Broker elects to use: Fax: Fax number is: Email: Email address is: Buyer 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.

(Brokerage Firm) Tenant

By: (Auth. Rep.) Date Tenant Date

You must make sure you have also initialed, signed and dated the agreement. All tenant(s) MUST receive a copy of the fully executed agreement at the time it is signed.

No. & Street

City, State, Zip