



LIVING ROOM

PROPERTY MANAGEMENT

To:

Date:

Thank you for choosing to engage my services as your personal leasing representative. I am looking forward to building a professional relationship with you as we continue forward. Please review the terms of our Tenant Placement Agreement and sign below.

Duties of Agent:

- Agent shall use best effort to locate and bring to Client's attention a Property of Interest.
- Agent shall preview properties for Client whenever feasible, to determine if it would be a Property of Interest for Client.
- Agent shall educate Client on market conditions, neighborhoods and share any relevant information known to Agent regarding any known issues and/or any conflict of interest that may affect the Property of Interest.
- Agent shall exercise reasonable care and diligence, deal honestly and in good faith. Be loyal to Client by not taking action that is adverse or detrimental to the client's interest. Will maintain confidential information from or about Client except under subpoena or court order, including after termination of the agency relationship.
- Agent shall advise the client to seek expert advice on matters related to the lease that are beyond the agent's expertise.

Clients Responsibilities:

- Client agrees to inform Agent of any desire to add, change, or otherwise modify search for Property of Interest.
- Client will provide proof of income to Agent to ensure the client meets the proper rental income criteria.
- Client will review and evaluate Properties of Interest identified by Agent in a timely manner.
- Client understands that Agent shall not be expected to render specialized services such as detailed property inspection, tax advice, environmental risk evaluation, or legal services. Client shall be expected to engage and pay for such services separately.

Agreement to Hire:

Client is hiring Agent to assist Client in locating and acquiring a Property of Interest. Client agrees to

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work exclusively with Agent, and upon successful placement, shall pay Agent a commission equal to one month's rent. This commission is to be paid by check to Living Room Property Management, 1636 NW Lovejoy, Portland, OR 97209 upon execution of a lease or rental agreement. A successful execution of a lease or rental agreement shall be deemed to have occurred if, during the term of this agreement, Client enters into a rental agreement with a local landlord. A successful execution of lease shall also be deemed to have occurred if, within 45 calendar days following the term of this Agreement, Client acquires a lease for a Property of Interest of which Agent assisted Client in locating, Agent engaged in face-to-face negotiations with the Landlord on Client's behalf, or any action taken by Agent on Client's behalf results in the procurement of a property. This agreement may result in Client owing a commission should Client acquire property through Client's own efforts or through another agent.

Dispute Resolution:

Client and Agent agree that any dispute arising under this agreement shall be heard and decided by one or more neutral arbitrators. Both parties give up the right to have the matter tried by a judge and jury. In the event Client enters into a Real Estate Agreement for purchase of a Property of Interest, the dispute resolution contained therein shall supersede this agreement.

Term of Agreement:

The term of this agreement shall begin on _____ and end on _____.

Living Room Realty has a strict policy regarding confidentiality and discretion of our clients. We only identify previous clients with their permission and use only first names on our website and marketing materials. If you wish to be excluded entirely please notify me immediately.

I am looking forward to getting started on the hunt for your new home! Please contact me with any questions.

Regards,

Living Room Property Management

Client Signature: _____ Date: _____

Client Signature: _____ Date: _____

Agent Signature: _____ Date: _____

