



Non-Exclusive Leasing Agreement

Consideration: Your agreement to lease the property known as _____

Owned By: _____

Of: _____

Authorization: I/We give Century 21 Central Falls Realty the authorization to lease the above described property for a period of 6 Months until rented or withdrawn by any of the parties of this agreement.

Fee: Upon the procurement by the Century 21 Central Falls Realty of an executed lease at a price of _____ per month, or any other price accepted by me/us; it is agreed the Century 21 Central Falls Realty shall be entitled to a professional fee (commission) equal to: 75% of first months rent.

It is further agreed that the professional fee stated in this contract shall be paid to Century 21 Central Falls Realty should the property be leased within a (3) month period, after the termination of the agreement, to anyone who has been exposed to this property by the Century 21 Central Falls Realty prior to the final termination of the agreement.

Commission: Century 21 Central Falls Realty has permission to deduct commission due to the agency out of the first months rent collected by the agency. A receipt shall be provided in your lease packet.

Guarantee: This agency shall provide as follows: Should any tenant not fulfill a twelve month lease obligation as agreed, this agency shall rebate an amount equal to 1/12 (one twelfth) per month of the unfulfilled time. This guarantee covers up to and including the ninth month. This rebate shall be applied towards the re-rental fee of the unit, or the next unit rented through this agency, owned by the same owner. The agency does reserve the right to negotiate "Re-rental Fee" with the tenant we had placed up to, or equal to the re-bated amount, in order to refill your unit, at no cost to you. This shall in no way replace any of the obligations of the tenant, to the owner, according to the lease terms.

NOTE: Under this agreement the landlord(s) and or tenant(s) will be held accountable for all court fees or legal fees that may be encountered while under this lease agreement. Century 21 Central Falls Realty will not be responsible for any fees.

Signatures: Owner: _____ Date: _____

Owner: _____ Date: _____

Agent: _____ Date: _____

Other Provisions: Agency has permission to place "For Rent" sign on property; Yes No