

Judy Harrison Broker/Owner

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LANDLORD LISTING AGREEMENT

Harrison Realty Group (hereinafter referred to as "HRG") and _____
(hereinafter referred to as "Owner") hereby enter into this rental listing agreement for the purpose of marketing the home located at:

Street City Zip County

for the monthly rental amount of \$_____ by marketing the property to prospective tenants through our company marketing program, relocation services and through the Triangle Multiple Listing Service (TMLS).

"HRG" agrees to market said property under the laws of the NC Real Estate Commission for a term of ninety (90) days beginning on _____ and expiring on _____ at midnight. During this marketing period, "HRG" agrees to advertise and show prospects the property. Once an interested prospect provides a completed offer to rent and a security deposit equal to one month, "HRG" will conduct a thorough background check including but not limited to credit, criminal, rental/mortgage history and employment/income verifications. This information is provided to you and the prospect is accepted or denied at your discretion. If prospect is accepted, a lease agreement will be drafted and all necessary signatures will be acquired. On or before the date of move in, an inspection will be conducted of said property and we will collect one full month's rent (in addition to the security deposit) unless landlord and tenant have agreed otherwise. Once the tenant has taken possession of the property, "HRG" will disperse the security deposit to you for the funds to be placed in an escrow/trust account within North Carolina. **The North Carolina Real Estate Law prohibits these funds to be held in any kind of Credit Union.**

This agreement is an exclusive rental listing agreement and owner agrees to direct any inquiries or offers regarding subject property to "HRG". "HRG" has advised owner of "HRG's" general company policy regarding cooperating with subagents and tenant agents. "Owner" has received and read "Working with Real Estate Agents (Lease Transactions)" publication and authorizes "HRG" to compensate and cooperate accordingly. "HRG" agrees to inquire of all agents at the time of initial contact as to their agency status.

The fees and commissions for our marketing service are based on the length of the lease as follows:

1. A twelve (12) month lease or less is equal to the first full month's rent and is subtracted from the first rent payment.
2. A twenty-four (24) month lease or longer is equal to one and one half (1 ½) month's rent. Commissions equal to one month's rent shall be due and payable upon the tenant's move-in. The balance of the commission due, (one half of one month's rent), shall be due and payable from the 2nd month's rent.
3. If said property is withdrawn prior to the 90 day agreement expiration date or prior to "HRG" finding an accepted tenant, a \$200.00 marketing fee is due.

If at any time after the expiration of the rental listing agreement, "HRG" provides a tenant that is accepted by the owner, the fees remain in effect.

