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LISTING AGREEMENT FOR RENTAL PROPERTY

This right to list rental property is an agreement between _____ (“Broker”) and _____ (“Client”) commencing on _____ and expiring on _____.

1. Description of Property. The PROPERTY is described as follows:

Property Street Address: _____

City: _____ State: _____ Zip: _____

County: _____

Lease per month \$ _____ Length of Lease: _____ Security Deposit: _____

2. Duties/Compensation:

Broker is permitted to file this listing in his Multiple Listing Service (MLS) with the Realtracs Solutions Rental input form. Client understands and agrees that by placing the listing on MLS, the listing may be included in a searchable database provided by the MLS which can be viewed on other agents websites or internet syndications. Broker is authorized to place a real estate sign and lock box on the property and exhibit said property to any prospective tenant at reasonable times designated by the client. Broker is authorized to have photos and videos taken to advertise the property on the internet or other broadcast media; and to do such advertising as Broker deems appropriate. Broker is authorized to distribute the Lead Based Paint Disclosure and Confirmation of Agency forms on behalf of the client to facilitate the procurement of a lease.

Broker shall offer a cooperative compensation in the amount of \$ _____ to an agent or facilitator (an agent who is representing the interests of and/or is working with the Tenant) who is the procuring cause of the transaction. Client agrees to pay Broker a total of \$ _____ or _____% compensation based upon the monthly rental amount within 5 business days of rent being due under the terms of said lease.

3. Preparation of Lease Agreement:

Generally, a tenant who is unrepresented will expect Client to provide the lease agreement for the transaction. Broker offers the TAR form designated “Residential Lease Agreement for Single-Family Dwelling,” and will facilitate its completion on behalf of Client upon request. However, Broker recommends that Client engage a qualified attorney to review any lease agreement before it is executed, especially if the lease agreement is supplied by a tenant (or a tenant’s agent) on a form other than the TAR form. Client understands that Broker’s assistance in the negotiation, preparation and/or completion of a lease agreement is not a substitute for representation on behalf of Client by a qualified attorney. Client understands that the TAR form is designed for the single family property type. It may not be suited for other property types, including condominiums, or any situation in which unusual circumstances exist.

4. Legal Compliance, No Property Management; Liability; Insurance:

Client assumes responsibility for compliance with all applicable laws, regulations, ordinances, or restrictive covenants. All property management functions are outside the scope of Broker’s services, including, without limitation; (i) Evaluation of physical needs, development of maintenance plans, management plans or budget, (ii) Personnel administration, risk management, or record keeping; (iii) Screening of potential tenants, verification of tenant qualifications or credit information, or tenant selection decisions; (iv) Tenant relations, collections of rents, late fees, and other charges; (v) Selection or engagement or oversight of maintenance or repair contractors; (vi)

Evaluation of insurance coverage, or procurement of insurance; (vii) Lease enforcement, legal compliance or advice in connection with same; and (viii) Tax matters. Client hereby holds Broker harmless from and agrees to indemnify Broker against any liability arising from alleged performance or non-performance of property management functions, including those set forth above. Client should engage a qualified property management agent if Client lacks sufficient expertise and experience to perform property management functions. Broker can refer qualified, insured agents to perform these duties if client so desires. Client acknowledges that changing the character of a primary residence to a rental property may require additional insurance coverage or riders to adequately insure the property as a rental property, and to insure Client as a landlord. Upon executing this Amendment, Client will address insurance coverage with the appropriate insurance agent(s), and will modify or add insurance coverage as appropriate.

OWNER(S):	BROKER: Fridrich & Clark Realty, LLC
NAME(S): _____	NAME: _____
SIGNATURE: _____	BY: _____
SIGNATURE: _____	TITLE: _____
DATE: _____	DATE: _____