



# EXCLUSIVE LISTING AGREEMENT - RENTAL

**DATE:** \_\_\_\_\_ **AGENT:** \_\_\_\_\_

**OWNER/LANDLORD:** \_\_\_\_\_

**PROPERTY ADDRESS:** \_\_\_\_\_

**LISTING PRICE: \$** \_\_\_\_\_

### EXCLUSIVE RIGHT TO RENT

**Right to Rent and/or List.** Owner hereby grants to Broker the exclusive right to rent the Property for the term of this Agreement. Notwithstanding anything to the contrary herein or elsewhere, all terms and conditions of an agreement with any prospective tenant shall be subject to Landlord's sole and absolute discretion. Landlord has the absolute right in all events to approve or to disapprove any and all proposals regarding pricing, marketing and terms of rental of the Property. Broker shall have no authority to extend any offer or make any agreement on behalf of or binding on Landlord, and Broker shall have no authority to accept security or other deposits in connection with any offer to rent the Property; accordingly, an agreement to rent the Property shall become effective only when (i) signed by an authorized signatory on behalf of Landlord and the prospective tenant and (ii) delivered by Landlord to such prospective tenant.

The **LANDLORD** represents the title of the Property to be in good and marketable condition. The **AGENT** will execute and deliver hand over of property once rented to **THE TENANT**.

**PAYMENT OF COMMISSION:** The Landlord agrees to pay to the agency first months 100% rental as the commission to the Listing Agent for obtaining a tenant for the property for a period of one year. The Landlord agrees to pay the Listing Agent for short term rentals once decided the **LANDLORD** has agreed to a short term rental. Six months will be 50% of rental commission. Less than six months is 10% rental commission per month. Carnival and vacation rental commissions are 20% on the total amount to be paid by the landlord.

**LISTING REAL ESTATE COMPANY MAY PROVIDE** the following at no cost to the vendor: Advertising on the World Wide Web, International Web Pages, Brochures, pamphlets, fliers, virtual and physical tours and multiple listing services.

**TERMS OF THE AGREEMENT:** This agreement shall be in effect for not less than \_\_\_\_\_ months commencing on \_\_\_\_\_ and ending on \_\_\_\_\_ unless cancelled by Landlord upon written notice thereof by Landlord to Broker (including e-mail notice). This Agreement will automatically be renewed for consecutive three (3) month periods unless cancelled by the Landlord with a thirty (30) day written notice. Landlord acknowledges and agrees that the real estate agent: (a) shall not be responsible for matters that are not known to agents; (b) real estate agents are not responsible for tenants complaints once transactions are closed; (c) real estate agent is responsible for handling all of prospective tenants documentations to provide to Landlord.

**DOCUMENTATION:** The Landlord agrees to provide to the Agent all the documentation and information related to the Property which includes of:

- (a) Landlords Two Forms of ID
- (b) Signed Lease Agreement by Landlord
- (c) Payment to agency once transaction is completed

**This agreement shall be governed in accordance with the laws of Trinidad and Tobago.**

Landlord Signature: \_\_\_\_\_

Agent Signature: \_\_\_\_\_