



**EXCLUSIVE RENTAL LISTING AGREEMENT**

In consideration of the covenants herein contained between, Owners Name (hereinafter called "Owner"), and Greene Realty Group, LLC, (Hereinafter called "Agent"), Owner authorizes Greene Realty Group, LLC to appoint Sue Smith as Owner's acting Agent and to perform all Agent's authorities and obligations within this agreement. The parties agree as follows: The Owner hereby employs the Agent exclusively to rent the property commonly known as Property Address, located in City, WA herein after designated "premises". The terms hereinafter set forth for the period of ninety (90) days beginning on the Day day of Month, 2018. Should agreement be terminated by Owner prior to its ending date, a cancellation fee of \$500.00 shall be due to Agent immediately.

- Single family residence consisting of (one) 1 unit.
- Multi-family building consisting of Number units
- Condominium unit
- Commercial property of approximately n/a square feet

1. **AGENCY DISCLOSURE:** Washington State law requires all real estate licensees disclose to all parties whom they represent. You are hereby advised that Agent, Greene Realty Group, LLC is Agent of the property Owner.
2. **RENTING THE PREMISES:** Agent shall use best efforts to advertise the availability "For Rent" of the premises in seeking desirable tenants for vacant space, who met both Owner and Agent's rental criteria.

Agent shall negotiate leases as may be approved by Owner. Lease terms not to exceed twelve (12) months. Agent shall execute leases and rental agreements on behalf of Owner.

Agent shall use due diligence in the selection of prospective tenants and abide by all **Fair Housing Laws**. Agent is authorized on behalf of Owner to enlist the services of other real estate Agents for the purposes of performing our obligations under this agreement. Owner does desire Agent to obtain a credit report, if available, on prospective tenants, at tenant's cost from Moco, Inc.

3. **CONDITIONS OF PROPERTY:** Owner warrants and assumes the responsibility that all structural components of the premises are in good repair, and are in conformity with Washington State Laws and local regulations. Owner acknowledges that Agent has made no representation regarding conditions of property unless specifically set forth herein.
4. **UTILITIES:** Agent shall specify the payment responsibility of utilities and services in any lease or rental agreement to be paid by the parties as identified below by Owner.

ITEM	PAID BY	
Electric:	<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant
Natural Gas:	<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant
Propane:	<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant
Water:	<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant

\_\_\_\_\_  
 Owner(s) initials





- |                        |                                |                                            |
|------------------------|--------------------------------|--------------------------------------------|
| Sewer:                 | <input type="checkbox"/> Owner | <input type="checkbox"/> Tenant            |
| Trash:                 | <input type="checkbox"/> Owner | <input type="checkbox"/> Tenant            |
| Yard Waste Containers: | <input type="checkbox"/> Owner | <input type="checkbox"/> Tenant            |
| Cable:                 | <input type="checkbox"/> Owner | <input checked="" type="checkbox"/> Tenant |
| Yard Maintenance:      | <input type="checkbox"/> Owner | <input type="checkbox"/> Tenant            |

5. **OWNER RESPONSIBILITY:** Owner is responsible for doing the Move-In/Move-Out Inspection with the tenant and for changing the utilities. If Agent performs the Move-In/Move-Out Inspection, Agent shall perform such inspection in good faith. Owner acknowledges and assumes all responsibility for contents in Property Condition Checklist.
6. **SEPARATION OF OWNER'S MONIES:** All money received by Agent for, or on behalf of Owner, less any sums properly deducted by Agent pursuant to any of the provisions of this agreement shall be deposited in a Trust Account maintained by Agent for the deposit of monies of Owners, and shall not be co-mingled with funds of the Agent. Agent will not be liable in the event of bankruptcy or failure of depository.
7. **LEASING FEE:** Owner agrees to pay to Agent a Lease Fee of sixty (60)% of base monthly rent, or (\$750.00 minimum); whichever is greater to procure a new tenant.
8. **SECURITY DEPOSIT:** Owner understands that the tenant's Security/Damage Deposit must remain in the State of Washington according to the Landlord/Tenant Law. The Security Deposit shall be held in the tenant's name in Owner's trust which holds Tenants' refundable security deposits in a financial institution whose deposits are insured by an agency of the United States government. Agent shall retain any forfeited Holding Fees by Applicant.
9. **LANDLORD/TENANT ACT OF WASHINGTON STATE:** Owner acknowledges and understands that Agent will act according to the Landlord/Tenant Act of Washington State. Greene Realty Group, LLC is an equal opportunity housing provider. Owner and Agent agree to follow all Federal and Local Fair Housing Laws. If Owner should, at any time, request Agent to disregard **Fair Housing Laws and/or Landlord/Tenant Laws** (Title 59 RCW), this contract will be terminated immediately.
10. **SAFETY AWARENESS:** If there are fireplaces, woodstoves, or inserts on the subject property; the Owner is hereby responsible to schedule and pay to have the chimney(s) cleaned a minimum of once every two years.

**Carbon Monoxide Detection Devices in dwelling units required by** (Title 19.27.530 RCW).

1. Alarms must be located outside of each separate sleeping area, in the immediate vicinity of the bedroom and on each level of the residence.
2. Single station carbon monoxide alarms must be listed as complying with UL 2034, and installed in accordance with the code and the manufacturer's instructions.
3. Combined CO and smoke alarms are permitted.

Owner represents that the Property  is  is not equipped with carbon monoxide detectors.

**Smoke Detection Devices in dwelling units required by** (Title 43.44.110 RCW).

Owner represents that the Property  is  is not equipped with smoke detectors.

\_\_\_\_\_  
 Owner(s) initials



11. **SPECIAL SERVICES:** Examples of Special Services (above and beyond the scope of “normal Rental services”) include but are not limited to; substantial rehabilitation or remodeling, showing property to real estate Agents, inspectors, appraisers, or prospective buyers, court time for legal eviction of a Tenant assistance at the property for a physical eviction, meetings with insurance adjusters and or coordinating insurance claims. Agent reserves the right to charge Owner a fee of ten (10)% of the gross invoices for all labor and materials contracted for by Agent or an hourly rate of \$80.00, whichever is greater.
12. **LEAD PAINT DISCLOSURE:** Owner represents that the Property  was  was not constructed prior to 1978. If the Property was built before 1978, Owner will complete and attach to this Agreement an addendum regarding lead base paint and lead based paint hazards that will be made part of any lease of the Property. If the Property was built before 1978, federal law requires the Owner (before a Tenant is obligated under a lease) to: (1) provide the Tenant with the federally approved pamphlet on lead poisoning prevention; (2) disclose the presence of any known lead based paint or hazards in the Property; and (3) deliver all records and reports to the Tenant related to such paint or hazards. Co-operate with Management to facilitate the showing, marketing and lease of the Property. Owner agrees to indemnify and hold harmless Agent from any inadequate disclosure set forth on the lead based paint form.
13. **INDEMNITY:** Owner shall indemnify and save the Agent harmless from any and all costs, expenses, attorney’s fees, suits, liabilities, damages from or connected with the premises, or the exercise of any of the duties, obligations, or authorities granted to Agent. Owner shall not hold Agent liable for any error of judgment, or for any mistake of fact or law, or for anything which Agent may do or refrain from doing herein, except in cases of willful misconduct or gross negligence. The foregoing provisions of this paragraph shall remain in force beyond the termination of this Agreement, whether the termination is by expiration of time, operation of law or otherwise.
14. **ATTORNEY FEES:** Should legal action or arbitration be instituted by either party herein, to enforce or interpret the provisions of the Agreement, the prevailing party in such action shall be entitled to any cost, and reasonable attorney fees incurred.
15. **ADDENDUM ATTACHED:** Yes:  No  If Addendum is attached hereto; it shall become a part of this Agreement. Addendum Attached: Name Of Addendum

THIS AGREEMENT shall be binding on the parties hereto, their heirs, executors, administrators, successors and/or assigns. Any change to this Agreement must be in writing and signed by all parties concerned.

OWNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME: \_\_\_\_\_ SS# \_\_\_\_\_  
(Please Print)

WORK PHONE: \_\_\_\_\_ HOME PHONE: \_\_\_\_\_

CELL PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

\_\_\_\_\_  
Owner(s) initials





**GREENE  
REALTY GROUP**  
PROPERTY MANAGEMENT

*As Unique as the Northwest*

ADDRESS: \_\_\_\_\_

OWNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME: \_\_\_\_\_ SS# \_\_\_\_\_  
(Please Print)

WORK PHONE: \_\_\_\_\_ HOME PHONE: \_\_\_\_\_

CELL PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**GREENE REALTY GROUP, LLC**  
DESIGNATED BROKER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SAMPLE

\_\_\_\_\_  
Owner(s) initials

