



EXCLUSIVE RIGHT TO REPRESENT TENANT AGREEMENT
Short Form---Standard Agency
(No Dual or Designated Agency Disclosure)



(This is a legally binding contract. If not understood, seek competent advice before signing.)

This Agreement (the "Agreement") is made as of _____, 20____ between _____
_____ (collectively "Tenant") and
[insert name of firm→] _____ ("Broker").

1. In consideration of the mutual covenants contained in this Agreement, Tenant hereby appoints Broker to represent Tenant in the leasing of the following specific property or type of property: _____
_____.

2. **TERM.** This Agreement shall commence on _____, 20____ and terminate at midnight on _____, 20____.

3. **BROKER'S DUTIES.** Broker shall represent Tenant as a standard agent in this brokerage relationship and locate property available for lease and suitable to Tenant. Unless otherwise provided by law or Tenant consents in writing to the release of information, Broker shall maintain the confidentiality of personal information, financial information and other matters identified as confidential by Tenant that is received from Tenant in the course of the brokerage relationship. If Broker is not the listing firm of the landlord (the "Listing Firm"), Broker shall represent solely the interest of Tenant in all negotiations and transactions regarding the leasing of real property, and shall reject any agency relationship with the landlord unless consented to in writing by Tenant. Broker shall have no obligation to search out such properties beyond those that come to the attention of Broker in the ordinary course of Broker's business. Broker may represent other tenants who may be interested in the same property as Tenant.

4. **TENANT'S DUTIES.** Tenant shall: work exclusively with Broker during the term of this Agreement; comply with the reasonable requests of Broker to supply any pertinent information or personal data needed to fulfill the terms of this Agreement; pay Broker the compensation set forth below; be available during Broker's regular working hours to view properties; consult with Broker before visiting any rental properties or contacting any other real estate licensees or property owners to avoid confusion over the brokerage relationships and liability for payment of the compensation due to Broker; and inform all landlords and licensees whom Tenant contacts of Tenant's brokerage relationship with Broker.

5. **BROKER COMPENSATION.** *Broker Compensation is negotiable and is not fixed, controlled or suggested by law, LAR MLS or any REALTOR® Association.*

For their services rendered under this Agreement, Broker shall be paid Broker Compensation equal to [select and complete all applicable boxes]:

☐ The sum of _____ Dollars (\$_____).

☐ The following other compensation [describe with specificity] : _____

The Broker Compensation shall be due from Tenant to Broker as follows [select one]: ☐ at the time Tenant enters into a lease agreement to lease property of the type described above through the services of Broker **OR** ☐ upon execution of this Agreement **OR** ☐ Other (describe): _____.

After crediting any compensation received by Broker from a listing firm or landlord, Tenant shall pay the balance of the Broker Compensation due to Broker.

The Broker Compensation set forth in this paragraph 6 [select one]: ☐ is **OR** ☐ is not dependent upon Tenant entering into a lease agreement to lease property. The Broker Compensation shall also be due to Broker if Tenant obtains a lease within _____ days after the expiration of this Agreement (the "Protection Period") for property

available for lease that is shown or described to Tenant by Broker during the term of this Agreement unless Tenant has entered into a subsequent Tenant brokerage agreement with another real estate brokerage firm. Broker shall not be entitled to receive any additional compensation for brokerage services from any source that exceeds the amount or rate agreed to in this Agreement. Tenant's obligation to pay the Broker Compensation shall survive the termination of this Agreement.

6. In accordance with the Uniform Electronic Transactions Act and other law, the parties do hereby expressly authorize and agree to the use of electronic signatures as an additional method of signing and/or initialing this Agreement and that either party may sign electronically by utilizing an electronic signature service.

Witness the following duly authorized signatures:

_____/_____
Date Tenant

Broker: _____
(insert name of firm above)

_____/_____
Date Tenant

By: _____
(Signature of Broker or authorized representative)

Print name: _____

Date: _____