

Nick123.com – (FindTampaRentals.com)
- Tampa Bay Area Landlords & Property Owners
-- FIND TENANTS

1. Get Signed Leases Now
2. Easy \$0 Start Up
3. Find Tenants Now

Landlords: We Have Tenants For You --Get Signed Leases!

... We will rent your property for you! For over a DECADE, we have rented thousands of properties all over Tampa Bay in Hillsborough County, Pinellas County and Pasco County for various property owners and real estate firms, YOURS CAN BE NEXT! - Call NICK 813-598-3134 to make arrangements! We just need the Landlord Form completed and a way to show the property; we can meet you at the property, our office in Tampa, or you can mail or email or fax, -- easy! We will advertise, show & RENT your vacant property. There is no set up fee because we are compensated only after the the lease transaction is concluded and our compensation is derived from the first month rent payment from the tenant. We are extremely effective and it's easy to start:

- To FIND TENANTS & Rent Your Property Now:

Call Nick: 813-598-3134,

Complete the LANDLORD FORM on the Next Page - & Send it in!

Best Regards,

- Nick123.com

NICK123.com - Rental Property Listing/Leasing Agreement -

– GREATER TAMPA AREA RENTALS – Hillsborough, Pinellas & Pasco Counties
-Homes, -Townhouses, -Condos & -Apartments

Nick123.com – RTT Realty – Licensed Real Estate Agent – Leasing Property Manager

-Call: 813-598-3134 -Fax: 813-434-2363 -Email: Nick@Nick123.com

-Office: 3902 Henderson Blvd Suite 208 #112., Tampa, FL 33629

Nick123.com (FindTampaRentals.com)

This rental property listing/leasing agreement is made between RTT Realty (Nick123.com), hereinafter AGENT and **Property Owner(s) PRINTED NAME(s):** _____

hereinafter OWNER. OWNER contracts with AGENT, to find and solicit potential residents for their property.

Rental Property Address: _____

City: _____ **ST** _____ **Zip** _____

- 1.) **Term:** This Agreement shall remain in effect for a period of 30 days, and will automatically renew thereafter.
- 2.) **Termination:** Owner may terminate this agreement by providing written notice to Agent via email/fax/or mail.
- 3.) **Rental Fee:** Owner agrees that RTT REALTY will be compensated a rental fee equal to one (1) full months' rent; First months rent from tenant is retained by RTT REALTY. This rental fee will only be earned for transaction that are performed by RTT REALTY. If the Owner rents the property to a tenant that was not located by RTT REALTY, then there is no rental fee due; however Owner may hire RTT REALTY for application processing, and/or lease move in execution and/or property inspection and/or HOA processing.
- 4.) **Payment:** All subsequent monthly rent and all deposits shall be paid to Owner.
- 5.) **Tenant Processing:** Broker has the right to screen potential tenant(s), perform credit checks, rental verifications, employment verifications, criminal background checks and HOA processing prior to lease preparation. Owner has the final decision on application lease approval and is provided supporting documentation during the process.
- 6.) **Marketing Costs/MLS:** Broker will pay for all marketing and advertising costs associated with effectively securing and keeping premises rented to desirable tenants. Broker will exclusively enter property into MLS Multiple Listing Service to cooperate with other brokers. Time is of the essence while premises remain vacant.
- 7.) **Signatures:** All legal Owners of this property should sign this agreement; but failure does not negate terms.
- 8.) **Hold Harmless:** 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 leasing of the property by Agent, or the performance or exercise of any of the duties, obligations, powers, or authorities herein or hereafter granted to agent; Agent shall be entitled to recover reasonable attorney's fees and costs incurred as a result of said action.
- 9.) **Optional Property Management:** Optional property management can be added at any time for a ten percent monthly fee for the remaining months of the lease, ask Agent for details.
- 10.) **Entire Agreement:** This Agreement constitutes the entire agreement between the parties hereto, and no modification shall be binding unless signed by all parties.

OWNER's MAILING ADDRESS(s):

OWNER's CONTACT PHONE NUMBER(s):

OWNER's EMAIL and/or FAX:

OWNER(s) SIGN: _____ **Date:** _____ **Date:** _____

_____ **Date:** _____ **Date:** _____

AGENT SIGN: _____ **Date:** _____