

NON-MANAGEMENT RENTAL CONTRACT

1. It is agreed upon between _____ (Owner(s)) and _____ (Real Estate Broker/Agent) that the Agent is authorized to secure a tenant to lease the Owner's property at _____.
2. Said Lease will for one year or a period to be decided upon between the parties. The rental fee will be \$ _____ by the (month) (week) (season), or a sum agreed upon between the parties.
3. Agent agrees to secure a tenant and negotiate a lease. Agent also agrees to collect initial rents and deposit monies prior to occupancy. Rental commissions are due once the lease is accepted and signed and all up-front monies (first, last and security, unless otherwise stated) are collected.
4. Owner will pay the Agent a commission in the amount of \$ _____ or _____ % of the yearly lease rate. Agent's responsibility, limited to paragraph #3, does not include management of said property nor compensation to the Owner for a lease termination before the expiration of this Contract.
5. The Owner ___ will ___ will not hold the security deposit for the Tenant. The Owner shall agree to adhere to the RI Landlord/Tenant handbook which states, by law, the damage deposit must be returned within a twenty (20) day period after the termination of the lease, or an itemized accounting of damages which has been deducted from the deposit with the balance remaining.
6. The Owner will provide the Agent with W-9 Form listing Social Security Number or Tax Identification Number and address for notices.
7. This rental Contract expires on _____.

In summation: The Agency shall secure a Tenant, negotiate the terms and conditions of the lease and collect the monies due (first, last and security). The Agency shall have no further responsibility to the Landlord under this contract.

Agent/Broker

Date

Owner

Date