

Landlord's Best Friend Property Management Agreement

PROPERTY RENTAL AGREEMENT

This Agreement is made and entered in this --- day of June, 20--, between

_____, hereinafter called "Owner", and Elizabeth Berg of *Landlord's Best Friend Property Management*, 19 Anderson St., Portland, ME, hereinafter called "Agent".

Owner hereby employs the services of the Agent to rent and/or lease the following property,
Located at: _____, Portland, Me.

Responsibilities of Agent

The Owner hereby appoints Agent as his lawful agent with full authority to do any and all lawful things necessary for the fulfillment of this Agreement, including the following:

1. To show vacant unit(s) to prospective tenants, and assess them based on application, credit history, and references provided.
2. To advertise the property and display signs thereon; to rent and/or lease the property.
3. To fill vacancy with new approved tenants. Owner agrees not to fill vacancy independently or to bypass Agent in the filling of vacancy. ALL PROSPECTIVE TENANTS MUST BE REFERRED TO AGENT.

Liability of Agent

Owner hereby agrees to hold Agent harmless from any and all claims, charges, debts, demands and lawsuits, including attorney's fees related to her activities re: the renting out of the herein-described property, and from any liability for injury on or about the property which may be suffered by any employee, tenant or guest upon the property.

Compensation of Agent

Owner agrees to compensate Agent as follows:

Owner will pay one half of one month's rent, in two installments, as a commission to Agent: 1) half of the amount is due upon signing of this agreement, and the second half upon her recommendation of a qualified prospective tenant, per agreed criteria.

This Agreement may be terminated with 30 day's notice by either party, at any time, upon payment to Agent of all fees, commissions and expenses due her under terms of this Agreement. Should Owner at any point change plans and decide NOT to rent the subject property, Owner will compensate the Agent at the rate of \$25 per showing already performed to date, as final payment.

Extent of Agreement

This document represents the entire Agreement between the parties hereto.

IN WITNESS WHEREOF, the parties hereto hereby execute this Agreement on the date first above written.

Owner signature

date

Owner signature

date

Agent - LBFPM signature

date

