



Rental Representation Agreement

I, _____ (hereinafter “Client”), hereby retain **Legacy Properties Sotheby’s International Realty** (hereinafter “Agency”) on an exclusive basis and in consideration of its efforts to locate and/or assist in the acquisition of real property suitable and per specified criteria to lease with the terms and conditions outlined below.

* This agreement begins on _____ and will terminate on _____, unless prior to termination unless Client provides written notice of request to terminate this contract. This agreement is specified to research vacation rental locations that are outlined by accompanying criteria checklist.

* Agency Responsibilities:

- Make available to the Client the Agency’s professional skills and resources to assist in locating, negotiating and securing a vacation rental property suitable to the Clients expectations and needs.
- Visit and personally inspect the physical location of the rental property.
- Provide pictures and written presentation of the available property along with comparables when requested.

* Client Responsibilities:

- Work exclusively with Agency, providing criteria guidelines in a timely manner.
- Maintain a timely dialog with Agency, via phone or email, as to suggested property locations, amenities and availability.

* Compensation:

- Upon signing this agreement, Client will pay a \$200 retainer fee to retain the Agency’s services during this period, this is the minimum fee charged for the Agency’s services. These funds are refundable if the Agency does not fulfill the Clients needs for finding the requested vacation rental outlined with the defined criteria.
- Client will pay a 10% commission fee to the Agency once a property has been found and agreed upon. This fee will be based from the total cost of the rental agreement less the \$200 retainer fee. Payment should be remitted within 14 days of signing the rental agreement.

Additional Considerations:

Date

Client Signature

Print Name