



AZARI PROPERTY MANAGEMENT

Licensed Real Estate Broker/Property Manager California Broker License # 01461947 Tenant Acquisition Services Agreement

THIS TENANT ACQUISITION AGREEMENT (hereinafter referred to as the "Agreement") entered into this _____ day of _____ 2010 by and between Azari Property Management, (hereinafter referred to as "Agent") and _____, (hereinafter referred to as "Client") residence address located at: _____ in the City of _____, State of _____, Zip Code _____

1. AGENCY: The Client hereby employs the Agent to search for a suitable tenant (s) for property only. Agent hereby accepts such appointment under the following terms and conditions.

2. TERM OF AGREEMENT: This contract shall continue for a period of three months from the date hereof and it may be terminated by either party upon written notice sent to the other party before any expiration date. If cancellation by Owner is without cause and Agent has done all due diligence to find a suitable tenant, Owner shall pay Agent the cancellation fee of 35% of the last marketed monthly lease amount. A competent agent is regarded as an agent that performs his or her duties on behalf of the owner in a timely and expected manner such as, providing clear and concise written communication with all involved contracted parties. Performing such duties in a timely and expected manner also include but are not limited to: finding a qualified tenant and posting advertisements (www.craigslist.org, Azari Property Management website, professional property managers association).

3. TENANT ACQUISITION SERVICES: Agent will provide the following services in the name of and on behalf of the Client, and the Client hereby grants Agent the authority and powers required to perform these services:

- A. DILIGENT EFFORTS:** The Agent will use diligent efforts to obtain a suitable tenant (s) as soon as possible at a monthly rate of \$ _____, but not less than \$ _____, or as market conditions dictate _____.
- B. LEASE NEGOTIATION:** The Agent shall handle all negotiations with prospective tenant (s) with respect to lease the property on timely bases.
- C. ADVERTISEMENTS:** Agent shall advertise such Property as is available for rent and arrange for such ads, signs, photographs, MLS Listings and other forms of advertising as many appear advisable. Owner agrees to pay for all advertising costs above and beyond the Agent sites or any other internet sites that Agent uses with prior approval from the owner.
- D. TENANT (S) CREDIT & BACKGROUND CHECK:** Agent will do all necessary background checks for making sure their good credit and financial ability for taking over the property lease. This included and not limited to; credit report review, employment verification and review and verification of current & prior occupancy status.
- E. LEASE AGREEMENT PREPARATION:** Agent will prepare the Dept. of Real Estate lease agreement with tenant (s) after client's approval of the proposed tenant (s) by Agent.
- F. SECURITY DEPOSIT & FIRST MONTH RENT:** On behalf of Client, Agent will collect one and half month security deposit, \$1,000 pet deposit and will deposit the funds collected in Client's bank account after deduction of agreed compensation.

Initial _____

