



“For Rent By Owner” Advertising and Open (Non-Exclusive) Lease Listing Agreement

1.) **Non exclusive right to lease:** _____ (“Landlord”) hereby employs and grants Ambra Real Estate (“Broker”) beginning _____ and ending at 11:59pm on _____ (“Listing Period”) the non-exclusive and irrevocable right to lease or exchange the real property in the city of _____, described as: _____ (“Property”).

2.) **List price and terms:**

A. The list price shall be _____ per _____.

B. Landlord authorizes Broker to advertise and market the Property as an “Open” listing under the company “For Rent By Owner” advertising program.

3.) **Compensation to Broker - NOTICE:** The amount or rate of real estate commissions is not fixed by law. They are set by each Broker individually and may be negotiable between Landlord and Broker (real estate commissions include all compensation and fees to Broker).

A. Landlord agrees to pay Broker as compensation for services irrespective of agency relationships:

Either _____ percent of the full year’s lease price or \$ _____, if during the listing period, or any extension, Broker procures a Tenant who offers to lease the Property on the above price, or any price or terms acceptable to Landlord (Broker is entitled to compensation whether any lease is signed during the listing period).

B. In addition, Landlord agrees to pay Broker \$89 one-time fee (per Property, Listing Period) as compensation for “For Rent By Owner” advertising and marketing, payable prior to services rendered.

C. Landlord has been advised of Broker’s policy regarding cooperation with, and the amount of compensation offered to, other broker’s.

Broker is authorized to cooperate with and compensate brokers participating through the MLS and with broker’s outside the MLS by offering:

Either _____ percent of the full year’s lease price or \$ _____.

4.) **Additional Terms:** _____

By signing below, Landlord acknowledges that Landlord has read, understands, and agrees to the terms of this agreement.

Landlord _____ Date _____

By Agent _____ Date _____