



MAP Realty, INC Multiple Listing Service “(MLS)” Exclusive Agency - Listing Broker - Agreement

Name of Landlord: _____ Owner _____ Legal Agent _____

Address: _____

Email Address: _____ Phone Number: _____

ADDRESS OF PROPERTY TO BE LISTED FOR RENT ON THE MULTIPLE LISTING SERVICE, AND ONLY BY MAP REALTY, INC:

Termination Date (at least 45 days): _____, 2012 MARKET RATE TO BE LISTED \$ _____ per month

MAP Realty, INC. (hereinafter referred to as “MAP”), is authorized by you, to be the MLS Listing Broker exclusively to lease the property at the market rent above (which may be changed by you with written notice to MAP from time to time) from the Listing Date until Termination Date, at which time the Agreement shall automatically terminate. MAP Realty, INC only collects a fee if and when the applicant(s) provided by MAP are approved by you. MAP is an exclusive agent, which means no fee is due to MAP if you lease the property on your own or if the unit is or units are rented by another non-MLS participant. MAP will only collect a fee if and when the applicant(s) provided by MAP are approved by you, and a lease is executed. The determination of applicant(s) suitability and credit worthiness remains with you at all times.

By definition, “Designated Representation” and “Designated Agency” is a form of Dual Representation and occurs when the Landlord has entered into a listing agreement with a licensee of MAP, and the Renter has entered into a representation agreement with a different licensee affiliated with MAP.

Each of the licensees represents the interest of his/her individual clients. The Supervising Broker is a Dual Representative of both the Landlord and Renter, and will not disclose information obtained in confidence to either or other parties in the transaction.

If the Landlord consents to Designated Representation, the property may be shown by any licensees affiliated with MAP who have entered into a representation agreement with a prospective Renter or Renters “Renters”). If the Renter(s) consents to Dual Agency, the Renter(s) may be shown any properties listed by licensees affiliated with us.

You will have a Designated Representative Agent that will market your listing with MAP and the Multiple Listing Service. You agree to provide factual information and cooperate fully with MAP (and your Designated Representative Agent), and to allow inspection of the property and entry at convenient times by MAP and those cooperating Brokers from other MLS firms, whether alone or accompanied by MAP, for the purpose of showing it to prospective Renters, to conduct all negotiations through MAP, and to pay a fee in the amount of one month’s rent when the accepted applicant has been approved by you and when and if the property is leased.

The Designated Agent is your agent to show your property pursuant to this Exclusive Listing Agreement with us. You acknowledge MAP will enter into agreements with prospective Renters as agents of those Renters. You also understand and agree neither MAP nor any agents or staff affiliated with MAP will be acting as your legal agent.

Landlord Name (printed): _____

Landlord Name (signature): _____

Date: _____

MAP Realty, INC: Name (printed): _____

MAP Realty, INC: Name (signature): _____

Execution Date: _____

Listing Date: _____, 2012

Please read this document carefully and ensure you understand it. If you have questions or believe it contains errors or omissions, it is your responsibility to notify us prior to execution.