



Exclusive Authorization to Rent Non-Management Agreement

Name: _____ **Social Security #** _____
_____ **Home Phone #** _____
Address: _____ **Work Phone #** _____
_____ **Fax #** _____
City, St Zip _____ **E-Mail:** _____
Cell # : _____

IN CONSIDERATION of the covenants herein contained, _____
_____ (hereinafter called OWNER) and PHILLIPS REALTY (hereinafter called AGENT)
agree as follows:

1) OWNER hereby appoints, employs and designates the AGENT exclusively to lease (rent) the following property (hereinafter referred to as PROPERTY) upon the terms herein set forth for a period of one year, beginning on _____, 2015 and ending on _____, 2016. IT IS AGREED THE PROPERTY WILL NOT BE MANAGED BY AGENT. Property is described as follows:

Asking Rent: \$ _____ # of Bedroom _____ # of Bathrooms _____ Garage
Capacity 1 or 2 car _____ Sunroom _____
Description of Rental Property: House Townhouse Condo Apartment Duplex
Furnished Unfurnished Estimated sq.ft. _____
Washer Dryer Dishwasher Disposal Fenced yard Pool Porch Screened porch
Deck
Special Features: _____

* If property is furnished, please attach a complete inventory of all furnishings.

Closing Date on Property: _____

Rent negotiable: Yes () No () If yes, by how much? _____

Pets allowed: Yes () No () Neg. () (Phillips Realty requires a photo of pet)

If yes, we collect a \$250 non-refundable pet fee from tenant

Our policy is: no puppies or kittens under 1 yr old, no Doberman, Pitt Bull, or Rottweiler allowed.

I HAVE READ AND UNDERSTAND THIS PAGE

() OWNER () OWNER () AGENT

2) The OWNER hereby authorizes the AGENT to offer the property for rent at a monthly rental rate of \$_____ (\$_____), but the AGENT shall negotiate and execute leases in the best judgment of the AGENT, whether higher or lower than the above dollar amount, to secure the highest reasonable rent attainable consistent with the circumstances and existing rental conditions.

3) OWNER agrees to pay the AGENT a leasing fee when a tenant has been obtained and a lease agreement consummated. The leasing fee shall be equal to one (1) month's rent for a one year lease. One half of the leasing fee is to be paid, by OWNER to AGENT at the signing of this agreement. AGENT will be paid \$125 Lease renewal fee for execution of annual tenant lease renewals.

It is understood by OWNER and AGENT that AGENT is acting in the capacity of rental AGENT only to procure a TENANT. It is further understood that all receipts collected by AGENT on behalf of the OWNER are transferred to OWNER, thus AGENT is acting as a conduit of funds. Accordingly, OWNER understands that AGENT shall not be liable or responsible for the receipts after funds are transferred to OWNER.

4) OWNER and AGENT also understand that Owner will address all maintenance for the property during the term of the agreement. However; OWNER may have access to AGENT'S list of vendors and contractors, with the understanding that the AGENT does not warranty or guarantee any work provided by vendors and contractors. Further that all contact with vendors is the responsibility of OWNER. AGENT will not be held liable for any work, payments, or warranties of any kind for work performed by vendors or contractor. It is the full responsibility of the OWNER to request bids, contract work and pay for said work directly with the vendor or contractor.

5) Should the tenant breach the terms of the contract, AGENT will assist OWNER with resolution of said breach. Charges may apply. OWNER should contact AGENT to discuss, should breach occur.

6) This agreement may be terminated by the OWNER or AGENT at anytime upon written notice to either party. OWNER shall pay to AGENT a sum equal to half the advertised rental rate as a cancellation fee.

7) OWNER understands that South Carolina state law requires the OWNER to provide working smoke detectors and a fully operational fire extinguisher is to be in the rental home at all times.
OWNER_____ (initial)

This agreement is entered into and made with complete understanding, accord, and without reservation and shall be binding upon any successors, assigns, or heirs of the parties hereto.

Phillips Realty, Inc.
1500 Hwy 17N, Suite 203
Surfside Beach, SC

843-238-8664 Office
843-238-8634 Fax

Representative of Phillips Realty

Owner

Date

Revised 01/26/2012
04/22/14
02/13/15

Owner

Date