

## RENTAL SERVICES AGREEMENT

Our fee to rent your property, based on a minimum of a 1-year year lease, is equivalent to one month's rent. If the lease is for less than a year, we will discuss the commission fee. The fee includes the following services:

**Inspect and Appraise Property for rent-** *Rozanski Realty* will inspect the property and discuss the current monthly rental market value of the property with you. We will also let you know and discuss with you any work that needs to be done to the property before a tenant moves in.

**Yard Sign-** *Rozanski Realty* will install a "For Rent" yard sign, in accordance with homeowner's association guidelines, if applicable.

**List Property in the MLS & Advertise on Realtor.com and other websites-** *Rozanski Realty* will list your property for rent in the MRED (Midwest Real Estate Data LLC) Multiple Listing System (MLS.) The property will be listed with Joe and Loree Rozanski, Team Rozanski, of Rozanski Realty and a separate listing agreement will need to be signed. We will also advertise your property on our website [www.TeamRozanski.com](http://www.TeamRozanski.com), *Realtor.com*, *Trulia*, *Zillow* and other websites. We will include photos in the MLS and on the websites, as well.

**Showing the Property-** An electronic lockbox, with a key to the home inside, will be installed on the front door of your property. Team Rozanski and/or other Real Estate Brokers, will show the property to prospective tenants.

**Qualify Tenants-** Once an interested tenant(s) is identified, *Rozanski Realty* will screen and qualify the tenant(s.) We utilize an application, we run credit checks and criminal background checks on all adults, age 18 and above. We will verify employment and salary. We will call the previous landlord, if applicable. We will consult with you about our findings after screening and qualifying the prospective tenant(s.) You will have the final say in regard to renting to the prospective tenant(s) and will hold *Rozanski Realty* harmless if any problems arise with the tenant(s.)

**Write the Lease-** *Rozanski Realty* will write the lease on the standard Residential Lease written by the Board of Realtors, along with riders. The lease will be between you, the owner, as Landlord c/o Rozanski Realty (lessor) and the Tenant (lessee.) We will collect the security deposit (which we will hold in escrow with our company if we manage the property for you & you will hold if you manage the property yourself.) We will collect one month's rent (which is our fee for services.) We will provide a copy of the lease to you, the tenant(s) and we will retain one for our records.

Property Address: \_\_\_\_\_

\_\_\_\_\_ (Owner) \_\_\_\_\_ (Broker)

\_\_\_\_\_ (Owner) \_\_\_\_\_ (Managing Broker)

\_\_\_\_\_ (Date) \_\_\_\_\_ (Date)

**ROZANSKI REALTY**

**Loree Rozanski, Managing Broker/Owner & Joe Rozanski, Broker/Owner**