



LEASE LISTING AGREEMENT

Date: _____

Owner: _____ (hereinafter called "Owner").

Property Address: _____ (hereinafter called "Property").

List Price: \$_____ per month

Responsibilities of Broker

The Birdsong Group, Brokered by eXp Realty, LLC (hereinafter called "Broker") is hereby employed and appointed as my/our exclusive agent, with full power of substitution, and for and in my/our name, stead and behalf, to qualify and obtain a tenant for the rent or lease of the property listed above. It is agreed that a commission of sixty percent (60%) of the first month's rent is earned and payable to eXp Realty when a suitable lease is negotiated and signed by lessor and lessee and the deposit and first month's rent is paid. The Broker is not responsible for the management or maintenance of the property. Upon signing of the lease, the Broker is released from any and all third-party duties between lessor and lessee, and all subsequent communication between lessor and lessee must happen directly.

Term of Agreement

The term of this Agreement shall commence upon acceptance by Broker and shall remain in full force and effect for six months after acceptance by Broker. This Agreement may also be terminated by mutual agreement of the parties at any time upon payment to Broker of all fees, commissions and expenses due Broker under terms of this Agreement.

Owner authorizes the use of a lockbox on the property in accordance with the lockbox procedures, and holds said Broker and its associates harmless from any responsibility or liability in connection herewith.

Owner agrees to refer all prospects to Broker, to cooperate fully and not obstruct the lease of the property, during the term of this contract. The owner specifically requests and authorizes the use of the Multiple Listing Service (MLS), the public display of property address, photos, virtual tours, and other depictions of the property and its contents through the MLS, the internet, various websites, including Internet Data Exchange (IDX) and Virtual Office Websites (VOW) to promote and enhance the sale of the property. Owner also authorizes all MLS brokers who participate in IDX and VOW to publicly display the property and its contents on the brokers' websites and agree to hold harmless and indemnify the brokers and their agents and employees, the MLS and the Association of REALTORS and any and all claims which may arise there from. The owner further authorizes Broker and the MLS to disseminate pertinent information including, but not limited to, the photo of the property, rent price, property condition, and/or seller considerations affecting such property. Broker is authorized to post signs and advertise the property for sale.

Liability of Broker

Owner hereby agrees to hold Broker harmless from any and all claims, charges, debts, demands and lawsuits, including attorney's fees related to his management of the herein-described property, and from any liability for injury on or about the property which may be suffered by any employee, tenant or guest upon the property.

Initials: _____

