

RENTAL LISTING CONTRACT EXCLUSIVE RIGHT AND AUTHORITY



1 THIS RENTAL LISTING CONTRACT (this "Contract") is made and entered into on {Insert Date} 1/18/17

2 between: ("LANDLORD") Miller Real Estate, Inc. and

3 ("BROKER") Keating Associates

4 1. **PREMISES/PROPERTY:** For valuable consideration, LANDLORD hereby grants to BROKER the exclusive right and authority to rent the premises having the following street address: 1852 Zane Ave S.

5 and if applicable, together with Parking Space(s) (#) , Garage(s) (#) , Cabana(s) (#) , Storage Locker(s) (#) , and Boat Dock(s) or Slip(s) (#) to which LANDLORD has an exclusive right of use and the right to rent (collectively, the "Premises"), legally described as follows: Naples T 2 Bldg 19 Lot 19

6 2. **TERM OF LISTING:** BROKER shall have the exclusive right and authority to rent the Premises for a period of time commencing on 1/18/17 ("Contract Commencement Date") and terminating on 1/18/18 ("Termination Date"). The Contract Commencement Date shall be the date this Contract is signed by LANDLORD if no Contract Commencement Date is inserted. The Termination Date shall be one (1) year from the Contract Commencement Date if no fixed date is inserted. LANDLORD agrees to pay BROKER the agreed upon rental commission compensation for all rentals for the Premises (or portion thereof) procured under and during the time of this Contract, including rentals between LANDLORD and Tenant, all reservations, renewals, assignments, and transfers outside the Termination Date of this Contract, as per Paragraph 4B.

7 3. **TERMS OF RENTAL:** BROKER'S exclusive right and authority to rent shall be for the following rental amount and terms, or upon any other rental amount or terms to which LANDLORD may hereafter consent:

8 A. Seasonal Rent: From: To: \$ per month, plus all sales and service taxes imposed by any taxing authority.

9 B. Off-Season Rent: From: To: \$ per month, plus all sales and service taxes imposed by any taxing authority.

10 C. Annual Rent: \$ 1100 - 1300, per month, to be held in accordance with Florida law.

11 D. Security Deposit: \$ 1 month Advance Rent Requested: 1.5 month

12 F. Availability: PROPERTY will be available AT ALL TIMES during the RENTAL LISTING CONTRACT PERIOD, unless otherwise agreed to between LANDLORD and BROKER or unless otherwise set forth in this Contract.

13 G. Restrictions: (1) Smoking is [SELECT ONE, IF NO SELECTION IS MADE, (1) SHALL APPLY: ☒ (1) prohibited or ☐ (2) permitted. (2) Pets are [SELECT ONE, IF NO SELECTION IS MADE, (1) SHALL APPLY: ☒ (1) prohibited or ☐ (2) permitted.

14 H. Furnishings: The Premises are offered [SELECT ONE, IF NO SELECTION IS MADE, (1) SHALL APPLY: ☒ (1) unfurnished or ☐ (2) furnished. If the Premises are offered furnished, LANDLORD [SELECT ONE, IF NO SELECTION IS MADE, (1) SHALL APPLY: ☒ (1) agrees or ☐ (2) does not agree to provide BROKER with a copy of the inventory within 10 days after the Commencement Date of this Contract.

15 (3) Other: