



Rental Broker Service Fee Agreement

_____ is seeking assistance in obtaining a lease and real rental property. AZ Home Renters LLC charges a fee to help the renter/tenant make that happen. It may or may not involve personally showing a property to the renter, that is up to and at the broker's sole discretion, this agreement does not establish any agency.

Tenant may not qualify to rent, or be unrentable for any or many reasons, broker makes no promise or assurance tenant will find what they are looking for, further they may not be able to find a rental at all.

The Broker fee paid to AZ Home Renter by tenant shall be **\$350.00** it may be paid online via Pay Pal (Pay Pal charges a small fee) or to the brokerage directly with money order or a cashier's check made payable to AZ Home Renters LLC and is non-refundable. No cash will be accepted.

This agreement is in effect upon payment and shall expire upon notice to either party in writing or **30 days** after the fee was paid.

If AZ Home Renters LLC happens to be managing the home the tenant applies for, the terms shall remain the same however the landlord's agency shall supersede this fee agreement and AZHR shall represent the landlord.

AZ Home Renters may also be compensated separately by the landlord.

Due Diligence: Once an acceptable property is identified, tenant/renter agrees to act in good faith to acquire the property and supply the listing agency all the required paperwork, deposits or information, time is of the essence.

Equal Housing Opportunity: Broker's policy is to abide by all local, state and federal laws prohibiting discrimination against any individual or group of individuals. Broker has no duty to disclose the racial, ethnic, or religious composition of any neighborhood, community, or building, nor whether persons with disabilities are housed in any home or facility, except that Broker may identify housing facilities meeting the needs of a disabled tenant/buyer.

We acknowledge that no rental is guaranteed and agree to indemnify and hold harmless, AZ Home Renters LLC, it's broker, agents, landlords, owner and employees from any lawsuit, claim or liability whatsoever, in perpetuity.

