



EXCLUSIVE RIGHT TO REPRESENT TENANT



Connecticut law prohibits a real estate broker or salesperson from representing or negotiating on behalf of a tenant unless a tenant signs a written agreement to allow the broker or salesperson to act on tenant's behalf.

1. Exclusive Right Appointment.

Tenant(s) _____
appoints Broker Pro Property Management
as Tenant's Exclusive Agent for the purpose of assisting Tenant to find and acquire an interest in suitable rental property acceptable to Tenant for the following areas of the State of Connecticut:
New Haven, Fairfield & Litchfield Counties

2. Term of Agreement.

This Agreement shall begin on _____ and expire at midnight on _____.

3. Broker Fee. NOTICE: THE AMOUNT OR RATE OF REAL ESTATE BROKER COMPENSATION IS NOT FIXED BY LAW. IT IS SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN YOU AND THE BROKER.

Tenant agrees that Broker may be compensated for services from either of the following sources no later than the date on which the Tenant and Landlord have entered into a lease for the rental of real property during the term of this Agreement.

Landlord Landlord's Broker Other _____

Broker's compensation shall be no less than \$ _____ or 50 % of the rental price of the property rented by Tenant.

If Tenant avoids or attempts to avoid his/her obligations under this Agreement, Tenant shall be obligated to pay Broker the above Broker Fee.

4. Dual Agency and Conflict of Interests.

Tenant agrees that Broker may represent other Tenants and show other Tenants the same properties Broker shows to Tenant. Tenant understands that Broker represents Landlords in addition to Tenants and further understands that Broker may not represent Tenant and a Landlord in the same transaction without the consent of Tenant and Landlord.

5. STATEMENTS REQUIRED BY LAW:

a.) **Lien Rights.** The Real Estate Broker may be entitled to certain lien rights pursuant to Section 20-325a of the Connecticut General Statutes.

b.) **Fair Housing.** This Authorization is subject to the Connecticut General Statutes prohibiting discrimination in commercial and residential real estate transactions (C.G.S. Title 46a, Chapter 814c).

IT IS UNLAWFUL UNDER FEDERAL AND/OR STATE LAW TO DISCRIMINATE ON THE BASIS OF RACE, CREED, RELIGION, COLOR, NATIONAL ORIGIN, ANCESTRY, SEX, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, MARITAL STATUS, AGE, LAWFUL SOURCE OF INCOME, FAMILIAL STATUS, STATUS AS A VETERAN, LEARNING DISABILITY OR PHYSICAL OR MENTAL DISABILITY.

6. General Considerations.

Tenant and Broker both understand that this is a binding agreement and either party may enforce their rights under this Agreement in a court of law or in arbitration against the other party or against any other person who takes over their rights or obligations under this contract.

If Tenant has questions concerning the legal title to property, tax considerations, property inspection, engineering, or the uses of neighboring properties, Tenant should consult with an attorney, a tax advisor, a building inspector or appropriate governmental agencies.

Tenant acknowledges that he/she has read all of the above and will receive a copy of this Agreement.

_____ Tenant Signature	_____ Date	_____ Pro Property Management Real Estate Firm Name	_____ 1087 Federal Road #7 Street Address	
_____ Address		_____ Brookfield	_____ CT	_____ 06804
_____ Tenant Signature	_____ Date	_____ City	_____ State	_____ Zip
_____ Address		_____ Broker or Authorized Agent Signature		_____ Date
_____ Tenant Signature	_____ Date	_____ Broker or Authorized Agent Name Printed		
_____ Address				