



ADDENDUM TO EXCLUSIVE RIGHT TO RENT / LEASE AGREEMENT



ELECTRONIC AND FACSIMILE SIGNATURES: Landlord agrees that Broker may use an electronic record, including fax or e-mail, to make and keep this Agreement. Either Broker or Landlord has the right to withdraw consent to have a record of this Agreement provided or made available to them in electronic form, but that does not permit that party to withdraw consent to the Agreement itself once it has been signed. This agreement to use electronic records applies only to this particular real estate transaction and not to all real estate transactions. There are no special hardware or software requirements beyond access to a fax machine or fax modem and accompanying software connected to a personal or laptop computer. To access and retain e-mail records, Landlord will need a personal or laptop computer, Internet account and e-mail software. Landlord chooses to use:

- Fax machine. Fax number is: 203-909-6337
- E-Mail. E-Mail address is: info@yourpropm.com

Each party will promptly inform the other of any change in fax number or e-mail address, either in writing or electronically.

ACCESS AUTHORIZATION **LOCKBOX AUTHORIZATION** **KEY AUTHORIZATION**

1. Landlord agrees to allow access to the Listed Property to Broker, its agents, subagents and cooperating Tenant agents.
2. Landlord authorizes Broker to access the Listed Property when Landlord is not present.
3. Landlord understands that a Lock Box is designed as a repository for a key to the Listed Property, and is not designed or intended as a security device. It permits access to the Listed Property when Landlord is not home. Landlord has been advised to safeguard or remove valuables located at the Listed Property. A Lock Box is not required. If Lock Box Authorization is checked, Landlord authorizes Broker to use a Lock Box and Landlord accepts the risks in using a Lock Box and allowing access when Landlord is not present. Landlord agrees not to hold Broker, its agents, subagents or cooperating Tenant agents liable for any loss or damage to person, personal property or the Listed Property.

PROPERTY INFORMATION: Landlord acknowledges that he/she has reviewed the information contained on the Property Data Sheet and any other disclosure or information forms, including but not limited to, the Seller Property Condition Disclosure Report, if applicable. Landlord represents to the best of Landlord's knowledge and belief that any known material defects regarding the Listed Property have been disclosed to Broker and the information contained in such forms is complete and accurate. Landlord agrees to indemnify and hold Broker harmless from any claim, action, damage or cost including attorney fees that Broker may incur resulting from incorrect representation, misrepresentation or lack of representation of any of the information contained in such forms. Any representations made by Landlord are not warranties of any kind and may not be a substitute for an inspection or warranties that a prospective Tenant may obtain. Landlord authorizes Broker to disclose any information that Landlord provides to Broker concerning the Listed Property.

COMPENSATION SHARING AGREEMENT: Broker has explained to Landlord its policies and amounts of compensation offered to cooperating Brokers. Landlord understands the benefits of using cooperating Brokers through a Multiple Listing Service, and authorizes Broker to submit the Listed Property to the Multiple Listing Service and to offer compensation to a cooperating Broker.

_____ Landlord's Initials _____ Landlord's Initials _____ Landlord's Initials

FAIR HOUSING COMPLIANCE: Landlord acknowledges that Broker informed Landlord of its obligations under the federal and state fair housing laws and acknowledges receipt of publication entitled "What Everyone Should Know About Equal Opportunity in Housing".

LEAD PAINT DISCLOSURE: Landlord acknowledges that Broker informed Landlord of the obligations under 42 U.S.C. 4582(d) and is aware of the responsibility to comply. The Listed Property was built was not built before 1978. If the Property was built before 1978, see Lead Disclosure Form attached.

DUAL AGENCY AND CONFLICT OF INTEREST:

1. Landlord understands that Broker represents Tenants in addition to Landlords.
2. In the event of a dual representation, Landlord agrees Broker shall not be required to and shall not disclose to either Tenant or Landlord any personal, financial or other confidential information to such other party without the express written consent of the party whose information is disclosed, other than information relating to material property defects which are known to Broker or Broker's firm and other information Broker or Broker's firm is required to disclose by law;
3. Broker may not disclose:
 - a. to Tenant that Landlord will accept less than the asking price unless otherwise instructed to do so in writing by Landlord;
 - b. to Landlord that Tenant can or will pay a price greater than the price submitted in a written offer to Landlord unless otherwise instructed to do so in writing by Tenant;
 - c. the motivation of Landlord or Tenant for renting/leasing unless otherwise instructed in writing by the respective party; or
 - d. that Landlord or Tenant will agree to financing terms other than those offered, unless instructed in writing by the respective party.
4. Property information available through the Multiple Listing Service or otherwise, including listed and rented properties, which has been requested by either Landlord or Tenant, may be disclosed to both Landlord and Tenant.
5. Broker agrees to make every reasonable effort to remain impartial to Landlord and any prospective Tenant client and to facilitate a mutually agreed upon rental/lease between Landlord and Broker's prospective Tenant client.
6. Broker agrees to immediately inform Landlord when Broker is showing Landlord's Property to a Tenant client.
7. Landlord understands that Broker may not represent Landlord and Tenant in the same transaction without Landlord's consent. After reviewing with Broker the benefits and limitations of dual agency, Landlord authorizes and consents to Broker acting as a possible dual agent in the future with all Tenants that the Broker now represents or may represent in the future.

_____ Landlord's Initials _____ Landlord's Initials _____ Landlord's Initials

If Landlord has questions concerning this transaction and all documents executed in connection with this transaction, the legal title to property, or tax considerations, Landlord should consult with an attorney, a tax advisor or appropriate government agency.

Landlord Signature Date

Landlord Signature Date

Landlord Signature Date

Pro Property Management

Real Estate Firm
1087 Federal Road Ste 7

Street Address

City State Zip

Broker or Authorized Agent Signature Date