

AGREEMENT TO ENTER INTO A LEASE

This agreement to enter into a Lease ("Agreement") is made between the OWNER(S) and TENANT(S)

For the Property Located at: _____

This Agreement and Rental Application attached hereto shall be completed by each Tenant. Tenant shall provide Owner with a recent credit bureau report, dated no earlier than 30 days before the date of this Agreement.

The foregoing shall be provided by Tenant to Owner on or before _____. Tenant and Owner shall enter into a Lease with in 10 days of the acceptance of this Agreement. The Lease shall include the following terms:

- There term of the Lease shall be from _____ to _____
- The security deposit shall be \$ _____
- The monthly rent shall be \$ _____, due and payable on the first of each month.
- Owner shall supply and pay for the following; Association and maintenance fees, taxes, real property insurance. Tenant shall pay for the following; gas, electric, communications. Tenant agrees to secure renters' insurance for the premises during the term of the lease. _____ will pay for the water and sewer.

BINDING AGREEMENT: This Agreement is a binding contract. The parties are hereby advised to consult with an independent professional for legal or tax advice. The parties hereby acknowledge recent of the state-mandated "Agency Disclosure". Copies of this agreement and signatures are deemed valid and binding.

DEPOSIT: Tenant hereby deposits the sum of _____ with the Owner.

AGREEMENT: This Agreement represents the entire Agreement with the parties with respect to this transaction. It been agreed that there are no representations, warranties, statements, term or conditions except as contained in this agreement or as contained in the mutually agreeable Lease to be prepared and signed by the parties. Owner and Tenant acknowledge that the property maybe subject to homeowner association by-laws, rules and regulations. Tenant agrees to comply with any applicable by-laws, rules and regulations. If this applies, Owner will provide a copy to Tenant.

DEPOSIT RECEIPT: Receipt is hereby acknowledge by the undersigned. The sum of \$ _____ has been given by the Tenant to the Owner as the security deposit subject to the acceptance of the Lease.

TENANT (Print)

TENANT (Signature)

TENANT (Print)

TENANT (Signature)

ACCEPTANCE: The Owner(s) hereby accept the above offer to lease and agrees to pay CENTURY 21 HOMESTAR a commission of \$ _____. Commission shall be paid immediately upon the execution of the Lease. If within 24 months of the date of this lease agreement, the Owner sells the property to the Tenant, than Owner shall pay to Century 21 HomeStar a commission of \$ _____. Owner agrees to notify Century 21 HomeStar immediately upon entering into a sales agreement with the Tenant.

OWNER (Print)

OWNER (Signature)

DATE

OWNER (Print)

OWNER (Signature)

DATE