



Agreement to Enter into a Lease

This agreement to enter into a Lease ("Agreement") is made between

OWNER: _____

OWNER: _____

TENANT: _____

TENANT: _____

For the Property located at:

Address: _____ City _____ Zip: _____

County of: _____ State of Ohio ("Premises")

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 (thirty) days before the date of execution of this Agreement.

The foregoing shall be provided by Tenant to Owner or Owner's agent on or before date _____.

Tenant and Owner shall enter into a Lease for the Premises (the "Lease"), to be provided by Owner, within 10 (ten) days of acceptance of this Agreement. The Lease shall include the following terms:

- (A) The term of the lease shall be 12:00 Noon _____ 2007 until 12:00 Noon _____ 200_____.
- (B) The security deposit shall be \$ _____.
- (C) The monthly rent shall be \$ _____, due and payable on the first day of each month.
- (D) Owner shall supply and pay for the following; Association and Maintenance Fee, taxes, real property insurance. Tenant shall pay for the following; gas, electric, communications, water, sewer and security monitoring subscription. Tenant agrees to secure renters' insurance for the premises during the term of the lease.

1. 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 receipt of the state-mandated "Disclosure of Agency". Facsimile signatures are deemed valid and binding.

2. Deposit

Tenant hereby deposits the sum of _____ (\$ _____) with _____

Owner & Tenants acknowledge and agree that this deposit will be credited to _____
And Century21HomeStar Realty for the commission at the time of execution of the lease.

_____ Tenant(s) Initials _____ Owner(s) initials.

3. Entire Agreement

This Lease Agreement represents the entire Agreement with the parties with respect to this transaction, it being agreed that there are no representations, warranties, statements, terms 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 is subject to homeowner association by-laws, rules and regulations. Tenant agrees to comply with any applicable by-laws, rules and regulations. Owner shall provide a copy of the "Declarations & By-Laws" to the tenant.

Tenant: _____ Tenant Current Address: _____

Print Name: _____ City _____ State _____ Zip: _____

Tenant: _____ Phone: _____

Print Name: _____ Date: _____

4. Deposit Receipt

Receipt is hereby acknowledge by the undersigned, of the sum of _____ (\$ _____) as the security deposit subject to the acceptance by the Owner of the Tenants Offer.

Century21HomeStar _____ Office: _____ Ph: _____
Signature of agent accepting deposit

5. Acceptance

The undersigned Owner hereby accepts the above Offer to Lease and agrees to pay a total commission in the amount of _____ dollars (\$ _____) of which (\$ _____) shall be paid to _____

And (\$ _____) to Century 21 HomeStar Realty as sole procuring Brokers in connection with the above Offer to Lease. Such commission shall be paid immediately upon the execution of the Lease. Any deposits received by Century21 HomeStar Realty may be applied toward Brokers commissions. If within 24 months of the date of this Lease Agreement the Owner sells the property to the Tenant, than Owner shall pay to the Brokers commission of _____ (_____%) one hundred thousand dollars of any balance of selling price, less any commission paid as a result of this Lease Agreement. Owner agrees to notify Century21 HomeStar in writing immediately upon entering into a Sales Agreement with Tenant.

Owner: _____ Owner Address: _____

Print Name: _____ City _____ State _____ Zip: _____

Owner: _____ Phone: _____

Print Name: _____ Date: _____