

CENTURY 21[®]

HomeStar



AUTHORIZATION TO SHOW (Request By Buyer's Agent)

A) AUTHORIZATION: Seller, as owner or having the right and power to act for the owner of the _____ (the "Property"), hereby authorizes Century21HomeStar and the undersigned Licensee to show the Property to Buyer(s) whom Century21HomeStar and the licensee represent. The Buyer's name(s) will be provided upon Seller's execution of the agreement.

Seller's Asking Price: _____

B) CONDITIONS: In the event of a sale or exchange of the Property to the Buyer at a price and terms agreement to Seller, Seller agrees to pay Century21HomeStar a fee of _____ (_____ %) of the full purchase or exchange price.

Further, in the event of any sale or exchange of the Property to the Buyers procured by Century21HomeStar within one hundred and eighty (180) days from the date that the Property is shown to the Buyer, it is further agreed that the Seller will pay the commission described above to Century21HomeStar.

C) TERM: This Authorization to show the Property shall expire at midnight on ____/____/____.

D) FAIR HOUSING: It is illegal pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code, and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex familial status as defined in Section 4112.01 of the Revised Code ancestry, disability as defined in that section, or national origin or to discriminate in advertising in the sale or rental/housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of these protected classes.

E) AGENCY: Seller acknowledges that Century21HomeStar and Licensee represent the Buyer. Seller Authorizes Century21HomeStar to place a sign on the Property following execution of a purchase agreement with the Buyer.

F) DISCLOSURES: Seller agrees to complete and provide to the potential Buyer and Century21HomeStar the federal Lead-Based Paint Disclosure Form (if applicable), and the state-mandated Residential Disclosure Form. Seller further agrees to disclose promptly any and all additional material defects respecting the conditions or systems of the property that may become known to the seller.]

G) BINDING AGREEMENT: This Agreement contains all the terms agreed upon between Seller and Century21HomeStar and there are no other conditions, representations, warranties, or agreements, express or implied. Facsimile signatures will be deemed binding and valid. ***This is a binding contract. Questions of law should be directed to an attorney.***

SELLER: _____ **Address:** _____

Print Name _____

SELLER: _____ **TELEPHONE** _____

Print Name: _____ **DATE:** _____

Century21HomeStar

Licensee: _____ **Branch Office** _____

Telephone: _____

Buyer's Name(S) _____

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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:		