



APARTMENT BROKERAGE AGREEMENT - CONTRACT FOR PROCUREMENT OF AN APARTMENT

Valley Property Listing Service PO Box 3649 Amherst, MA 01002, hereafter "Listing Service" and _____, hereafter "Prospective Tenant", do hereby agree to enter into this brokerage agreement for the procurement of a rental unit. In consideration for Listing Service providing procurement services for available units, the Prospective Tenant shall pay to the Listing Service a fee, upon application, in the amount equal to one-half of one month's rent of the rental unit applied for. This agreement concerning services and fees is governed by the following provisions:

1. This contract shall take effect on this date: _____
2. The Listing Service shall provide addresses of prospective leased premises for a period of no more than 60 days from the entry of this agreement. This agreement may be extended in writing by the parties.
3. There is no minimum number of listings which will be supplied; however the Prospective Tenant will not be charged a fee if they are unsuccessful at finding a unit to which he/she wishes to make an application.
4. The fee equal to one-half month's rent shall be charged as a Broker's Fee upon submitting an application for the rental of an apartment. If the Prospective Tenant is not accepted as a tenant, the Broker's Fee will be refunded. However, if the Prospective Tenant is accepted, but for any reason withdraws or refuses to enter into a rental agreement with the landlord; the Prospective Tenant is not entitled to a refund of the Broker's Fee.
5. The Prospective Tenant's current mailing address is:

Street City State ZIP

6. The Prospective Tenant will fill out the accompanying form delineating the specifications for the rental unit for which an application is being submitted.
7. Please be informed that some properties may be managed by Valley Property Management, an independent business venture sharing office space and employing individuals also employed by Valley Property Listing Service. The fee equal to one-half month's rent is due on any property found by the Prospective Tenant pursuant to the agreement, whether managed by Valley Property Management, or not.

Notice to Prospective Tenants

We are an apartment listing brokerage service only. We do not guarantee that you will obtain a rental through our services. Our only purpose is to furnish you and match you with listings of available apartments which meet the specifications which you have provided to us.

If you do not obtain an apartment through a listing made available by us to you, then no fee will be charged to you.

The Board Of Registration Of Real Estate Brokers And Salesmen, 15th floor, 100 Cambridge Street, Boston MA 02202, (617)727-2373, ext. 54, enforces the statutes and regulations governing the operations of apartment listing services. If you have a complaint and we do not resolve it to your satisfaction, you should write or telephone the board.

Entered into this contract this _____ day of _____ as my free act and deed.

Prospective Tenant



Alan St. Hilaire – Licensed Broker #9529064

has declined to sign this contract

Agent

PO Box 3649
Amherst, MA 01004

Tel: 413-225-1105
Fax: 413-301-0599