



I/We _____ (“Renter(s)” (Customer)) hereby employs and grants “ Attentive Realty and Property Management LLC” (“Broker”), The Agent assigned in the Search is _____ (“Agent”) the exclusive and irrevocable right, commencing on _____ and expiring at midnight on _____, to locate a Rental Home for Lease.

Broker or its Sales Agent is being hired to represent (Customer(s)/Renter(s)) in the search and show of any Rental homes. .

- 1) **Customer must provide the following before Properties are being emailed to you , and/or any showings will take place:**
 - A: Copy of valid Identification Card (Picture Id)
 - B: Copy of 1 month pay stubs or any other form of monthly income.
 - C: if self-employed a copy of last year’s tax return and bank statement
 - D: \$50.00 in Form of Cashier’s Check or Money order made out to Attentive Realty & Property Management
- 2) **Rental Requirements are as follows**
 - You need to have at least 3X the rental amount, as income
 - You can’t be in collection for Utilities, and/or in collections with other previous Rental Properties
- 3) **Broker Compensation:** Customer agrees to pay Brokerage \$ 50.00 as a flat fee of Brokerages total compensation. The flat fee portion is assessed by Broker to its Clients and customers in exchange for real estate services provided and actually preformed, and is not required by any state or Federal government to ensure that real estate transactions comply with federal and state laws and regulations.
 - **These funds are non-Refundable shall you be declined for any Attentive Realty & Property Management Properties or Properties by any other Property Management Firm, shall you choose a home managed by others. We understand your funds are valuable, and so is our time. We Love to assist you in finding a Rental Property of your dreams**
- 4) **Equal Housing Opportunity:** It is the policy of the Broker to abide by all local, state, and federal laws prohibiting discrimination against any individual or group of individuals. The Broker has no duty to disclose the racial, ethnic, or religious composition of any neighborhood, community, or building, nor whether persons with disabilities are housed in any home or facility, except that the agent may identify housing facilities meeting the needs of a disabled customer.
- 5) **Attorney’s Fees:** In the event suit is brought by either party to enforce this Agreement, the prevailing party is entitled to court costs and reasonable attorney’s fees. Additionally, if Broker hires an attorney to enforce the collection of any commission payable pursuant to this agreement, and is successful in collecting

some or all of such commission without commencing any action or proceeding, Customer agrees to pay Broker's reasonable attorneys' fees and costs and Customer agrees to pay interest at the legal rate on all compensation and other amounts owned or due to broker from the time due until paid in full

- 6) **Nevada Law Applies:** This Agreement is executed and intended to be performed in the State of Nevada, and the laws of the Nevada shall govern its interpretation and effect. The parties agree that the State of Nevada, and the county in which the Property is located, is the appropriate judicial forum for any litigation, arbitration or mediation related to this Agreement.
- 7) **Capacity:** Customer warrants that Customer has the legal capacity, full power and authority to enter into this Agreement and consummate the transaction contemplated hereby on Customer's own behalf or on behalf of the party Customer represents
- 8) **Mediation:** The Broker and Customer agree to negotiate in good faith in an effort to resolve any dispute related to this agreement that may arise between the parties. If the dispute cannot be resolved by negotiation, the dispute will be submitted to mediation. The parties to the dispute will either mediate at GLVAR in accordance with the standards of practice of the National Association of REALTORS® and GLVAR's rules of procedure or choose a mutually acceptable mediator. Customer and Broker will share the costs of mediation equally.
By initialing below, the parties confirm that they have read and understand this section and voluntarily agree to the provisions thereof.

Customer's Initials [_____] [_____] Licensees' Initials [_____] Broker's Initials [_____].

Thank you for choosing Attentive Realty & Property Management to assist you in finding your next rental homes. We appreciate your business.

How did you hear about us: _____

Customers acknowledges that he/she has read, understood, and agreed to each and every provision

Customer(s) Initials _____/_____

Customer Signature _____ Date: _____

Customer Signature _____ Date: _____

Customer current Address: _____

Customer Email: _____

Customer Phone: _____

Designated Licensee # _____ Designated Public ID # _____

Licensees Signature: _____ Date: _____

Broker Signature: _____ Date: _____

**Broker Company: Attentive Realty & Property Management
Broker Address: 7473 W Lake Mead Blvd Ste 100 Office 213, Las Vegas, NV 89128
Broker Office Phone 702-562-1291 Fax 1-866-226-6958 Email: ARPM@attentiverealty.com**