

EAGLE CREST APARTMENT BROKERAGE AGREEMENT

73 Main Street
Amherst, MA 01002

Contract for the Procurement of an Apartment

Eagle Crest Property Listing Service, located at 73 Main Street, 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 listings for available units, the Prospective Tenant shall pay upon acceptance of a unit to the Listing Service a fee in the amount equal to one-half of one month's rent. 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 names and addresses of prospective leased premises for a period of 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 you are not accepted as a tenant, your fee will be refunded. However, if you are accepted, but for any reason you change your mind or refuse to enter into a rental agreement with the landlord, you are not entitled to a refund of your fee.
5. The Prospective Tenant's name and address is:

6. The Prospective Tenant will fill out the attached form delineating the specifications with respect to the type of apartment, size, rent, number of bedrooms, etc.
7. Please be informed the some properties may be managed by Eagle Crest Property Management, an independent business venture sharing office space and employing individuals also employed by Eagle Crest Property Listing Service. The one-half month's rent is due on any property found by the Prospective Tenant pursuant to the agreement, whether owned or managed by Eagle Crest 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 YOU LIST ON THE CONTRACT YOU ENTER WITH US.

IF YOU DO NOT OBTAIN AN APARTMENT THROUGH A LISTING FURNISHED 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


Licensed Broker License # 9066188

_____ has declined to sign this agreement.

Agent