



EXCLUSIVE RIGHT TO LEASE AGREEMENT

2480 1/2 N. Lincoln Avenue
 Chicago, Illinois 60614
P: 773.248.RENT (7368)
 F: 773.248.9424

Owner/Mgmt Co. _____
 Owner Address _____
 Work Phone _____
 Cell Phone _____
 Contact Name _____
 E-Mail Address _____
 Listing Address _____
 Building Style _____
 How did you hear about us? _____

Date _____
 How to Show _____
 City, State, Zip _____
 Home Phone _____
 Fax _____
 Listing Agent _____
 Info Taken by _____
 Neighborhood _____
 Total # of Units _____

PROPERTY INFORMATION

Unit #	Price	Date Avail.	# Rooms	# Bedrooms	# Baths	Sq. Ft.	Tenant(s) Name & Number

Type	Condition	Kitchen	Floors	Heat	A/C	Laundry	Bathroom	Fireplace	Pets	Parking
Condo	Vintage	Standard	Hardwood	GFA	Central	In Bldg	Standard	Wood	Cats	Street
High rise	Modern	European	Carpet	Radiator	Blower	In unit	Updated	Gas	Dogs	Uncovered
Walk-Up	Updated	Modern	Parquet	Electric	Window	Hook-up	New	Decorative	Negotiable	Covered
Elevator	Gut Rehab	New	Linoleum	Blower	Sleeve	Coin-op	Marble	Gas Start	Limit	Garage
Courtyard	New	Gourmet	Ceramic	Space	None	Free	Ceramic	None	Restrictions	Tandem
		Dishwasher	Marble	Included	Included	Card	Jacuzzi			Gated
		Microwave		Yes No	Yes No	Coming	Double			Wait List
		Granite top				None	Vanity			Included
		Stainless								\$
		Disposal								

Building Amenities (circle all that apply)
 Doorman Security Guard Alarm System Intercom Fitness Center Business Center Dry Cleaner Bike Room Storage Party Room
 Convenient Store Grocery Store Sun Deck Balcony Yard Deck Patio Enclosed Porch Indoor Pool Outdoor Pool Tennis Courts
 Cable Included/Not Included Internet Included/Not Included

Security Deposit _____ Move-in Fee _____ Pet Fee _____ Refundable or Non-Refundable
 Condo Fees _____ Move-in Fee _____ Paid By: Landlord or Tenant Approval Period _____

Additional Information: _____

Owner/Manager Initials: _____ Owner/Manager Initials: _____ Brokers Initials: _____

TERMS

Owner/Manager _____ gives Broker **Apts4Rent, LLC**, the EXCLUSIVE RIGHT TO SECURE A TENANT beginning the _____ day of _____, 20____ and ending at 11:59p.m. the _____ day of _____, 20____ ("Leasing Period").

DESIGNATED AGENT

Broker and Owner/Manager agree that Shadia Shukair, a sponsored licensee of Broker, is Owner/Manager’s exclusive designated agent ("**Designated Agent**") under this Agreement with Broker, and neither Broker nor other sponsored licensees of Broker will be acting as agent for Owner/manager. Owner/manager understands and agrees that Broker and any of Broker’s other sponsored licensees may enter into agreements with prospective renters of the Property as agents of those renters.

DUAL REPRESENTATION

By checking "yes" and writing its initials below, Owner/manager acknowledges and agrees that the Designated Agent ("**Licensee**") may undertake a dual representation (represent both owner/manager and tenant) in connection with any Transfer of Property. Owner/manager acknowledges and agrees that Owner/manager has read the following prior to executing this Agreement:

Representing more than one party to a transaction presents a conflict of interest since both parties may rely upon the Licensee’s advice and the parties’ interests may be adverse to each other. The Licensee will undertake the representation of more than one party to a transaction only with the written consent of **ALL** parties to the transaction. Any parties who consent to dual representation expressly agree that any agreement between the parties as to any terms of the contract, including the final contract price, results from each party negotiating on its own behalf and in its own best interest. Owner/Manager acknowledges and agrees that (a) Broker has explained the implications of dual representation, including the risks involved, and (b) Owner/Manager has been advised to seek independent counsel from its advisors and/or attorneys prior to executing this Agreement or any documents in connection with this Agreement.

Owner/Manager Initials: _____ Owner/Manager Initials: _____ Brokers Initials: _____

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN UNDERTAKING DUAL REPRESENTATION:

- 1. Treat all clients honestly. 2. Provide information about the property to the tenant. 3. Disclose all latent material defects in the property that are known to the Licensee. 4. Disclose the financial qualification of the tenant to the Owner/manager. 5. Explain real estate terms. 6. Help the tenant arrange for property inspections. 7. Explain costs and procedures. 8. Help the tenant compare financing alternatives. 9. Provide information to Owner/manager or tenant about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DO FOR CLIENTS WHEN UNDERTAKING DUAL REPRESENTATION:

- 1. Disclose confidential information that the Licensee may know about either client without that client’s express consent. 2. Disclose the price the owner/manager will take other than the listing price without the express consent of the Owner/manager. 3. Disclose the price the tenant is willing to pay without the express consent of the tenant. 4. Recommend or suggest a price the tenant should offer. 5. Recommend or suggest a price the Owner/manager should counter with or accept.

Owner/manager acknowledges having read these provisions regarding the issue of dual representation. Owner/manager is not required to accept this Paragraph unless Owner/manager wants to allow the Licensee to proceed as a dual agent ("**Dual Agent**") in this transaction. By checking "yes", initialing below, and signing this Agreement, Owner/manager acknowledges that it has read and understands this Paragraph and voluntarily consents to the Licensee acting as a Dual Agent (that is, to represent **BOTH** the Owner/manager and tenant, as the case may be) should it become necessary.

(check one) Yes No (Owner/Manager initials) _____ (Owner/Manager initials) _____.

Owner/Manager Initials: _____ Owner/Manager Initials: _____ Brokers Initials: _____

PROMOTING AND ADVERTISING PROPERTY PER THE ILLINOIS REAL ESTATE ACT OF 2000, AS REVISED. Broker is hereby authorized to promote and advertise the Property as Broker deems appropriate, including but not limited to (i) displaying signs on the Property, (ii) placing the Property in any multiple listing service in which Broker participates at the time a contract is executed, (iii) promoting the Property on Broker's internet website and on the internet websites of other brokers, and/or through any other advertising medium which Broker may subscribe to or otherwise use, and (iv) releasing information as to the amount of the rental price, type of financing, and number of days to rent this Property to any multiple listing service in which Broker participates at the time a contract is executed. Consistent with the foregoing, any internet website on which the Property is promoted may (a) allow third parties to write comments or reviews about the Property, or display a hyperlink to such comments or reviews, or (b) include an automated estimate of the fair market value of the Property, or display a hyperlink to such an estimate. The foregoing notwithstanding, by checking one or both of the boxes at the end of this Paragraph, and writing its initials below, Owner/manager requests that on any internet website on which the Property is promoted, one or both of these features be disabled or discontinued. Broker in turn will disable or discontinue such designated features on its website, and will communicate to each multiple listing service in which it participates, and to each broker or other third party on whose internet website the Property is promoted or advertised, that the Owner/manager has elected to have one or both of these features disabled or discontinued. However, notwithstanding any such Owner/manager request, a broker's internet website may (1) communicate the broker's professional judgment concerning the Property, and (2) notify its customers and visitors to its website that a feature has been disabled or discontinued "at the request of Owner/Manager."

Disable/Discontinue Website Features (**check any that apply**):

- Disable/Discontinue Comments/Reviews regarding Property;
- Disable/Discontinue Automated Estimate of Market Value of Property.

Initial if boxes above are checked. (Owner/Manager initials) _____ (Owner/Manager initials) _____.

FAIR HOUSING ACT

IT IS ILLEGAL FOR EITHER THE SELLER/OWNER/MANAGER OR THE BROKER TO REFUSE TO DISPLAY, LIST, LEASE OR SELL, OR REFUSE TO NEGOTIATE FOR THE LEASE OR SALE OF, OR OTHERWISE MAKE UNAVAILABLE OR DENY REAL ESTATE TO ANY PERSON BECAUSE OF ONE'S MEMBERSHIP IN A PROTECTED CLASS, E.G.: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, ANCESTRY, AGE, MARITAL STATUS, PHYSICAL OR MENTAL HANDICAP, FAMILIAL STATUS, OR ANY OTHER CLASS PROTECTED BY ARTICLE 3 OF THE ILLINOIS HUMAN RIGHTS ACT. SELLER/OWNER/MANAGER AND BROKER ACKNOWLEDGE THAT THEY SHALL ALSO BE BOUND BY THE PROVISIONS OF STATE AND LOCAL (CITY AND/OR COUNTY) HUMAN RIGHTS OR FAIR HOUSING ORDINANCES IF ANY AND AGREE TO COMPLY WITH SAME.

There is No fee if you rent your apartment(s) on your own. We *only* collect a fee if and when the renters provided by Apts4Rent, LLC are accepted into a Lease. The fee is equivalent to one month's rent. Any earnest money collected by Apts4Rent, LLC will be applied towards commission. To assist you with the approval process, a comprehensive credit package will be presented to you on each applicant. **Applications must be approved or rejected within 2 days of receipt.** As the owner/manager, I have reviewed the listing information specific to the rental properties above, **and agree to accept responsibility for the accuracy of the information.**

I agree to the terms of this Agreement. Please sign below and fax to 773.248.9424, or mail to the address at the top of page. Please call me with any questions at **772.248.RENT** (7368).

Authorized Signature _____ Date _____

Apts4Rent, LLC complies with all equal housing laws.



Owner/Manager Initials: _____ Owner/Manager Initials: _____ Brokers Initials: _____