

Crown Realty & Management Corporation

Listing Marketing and Screening Agreement

This agreement is between Crown Realty & Management Corporation (hereinafter "Crown") a licensed real estate broker and _____ (hereinafter "Owner"), regarding the property located at

(hereinafter "Property").

Whereas; Crown has a rental listing, marketing and screening system to locate tenants to lease properties; and Whereas; Owner has a property available to rent and wants to use Crown's system:

Now therefore for one dollar (\$1.00) and other valuable consideration, receipt and sufficiency of which is acknowledged by all parties, parties agree as follows.

Crown agrees

1. To post Owners Property on the web sites, and other advertising venues, shown in Crown's marketing materials.
2. To provide a call response center to respond to the calls that come from said postings.
3. To screen said callers, gather information pertinent to the rental of the property, and forward said callers to Owner.
4. To provide Owner with an application and credit report system to investigate the perspective resident.

Owner agrees

1. To provide Crown accurate information on the Property and themselves prior to marketing the Property.
2. That Owner is the owner of, or has the legal authority over, the Property they are asking Crown to post on Crown's web sites.
4. That the Owner understands that Crown will have final edit control over what language is in said ad as Crown will not allow words that appear to discriminate in anyway as to race, color, religion, sex, handicap, familiar status or national origin.
5. To notify Crown in writing if Owner has approved an application so Crown can drop the listing.

Crown's office brokerage policy states that Crown may represent owner's (seller agency) buyers (buyer agency) landlords (landlord agency) tenants (tenant agency) transaction agency and both buyer and seller (designated agency). In this transaction Crown is functioning in a marketing capacity only and does not represent either party.

Owner understands that they will be given a copy of the applicant's credit report and agrees to manage same in compliance with Federal Fair Credit Reporting Standards which includes not showing it to or discussing it with the applicant, other than in general terms. Owner acknowledges that credit reports are very private and considered confidential by federal and state laws. Mishandling of this information may have serious consequences for the Owner. Owner agrees to protect applicant's credit information and store it in a place that has adequate security from the eyes of others not involved in the landlord processes. Owner agrees to indemnify and hold Crown

harmless if applicant engages Crown in a legal action regarding the Owners handling of the applicant's personal information, credit report, discriminatory behavior and management practices.

Owner understands that web sites come and go overnight and agrees not to hold Crown responsible if one of the web host providers listed on Crown's marketing material should go out of business during the time of this marketing or prevents the Owner's property from being listed on their site. Owner understands that Crown has no control over these sites and is promising only to market Owner's Property in the same manor they market their managed properties, on a best efforts basis, and shall not be obligated to Owner for any refund or otherwise over site manager's decisions to disallow posting of specific properties.

Owner hereby gives Crown permission to advertise Owner's property in MLS services, classified ads and rental hosting web sites and hereby gives Crown authority to sign any listing agreements needed to list or post in said marketing systems. .

Crown holds to a strict non-discrimination policy in leasing their properties. Owner agrees not to discriminate in the renting of said Property on the basis of race, color, religion, sex, handicap, familiar status or national origin.

If the tenant located by Crown engages Crown in a discrimination action as a result of the Owner's behavior Owner agrees to defend and hold Crown harmless in such action.

Crown intends to confirm tax records to confirm ownership.

Type name as it shows on the property deed.

If your name is not the same as the name on the deed please explain why.

I have read, understand and agree to the above.

Signature

Date