

PEARSON

realty group

Pearson Realty Group
1000 N Milwaukee Ave
Chicago IL 60642
(773) 325-2800
pearsonrealtygroup.com

NON-EXCLUSIVE LISTING AGREEMENT

Please submit paperwork to info@pearsonrealtygroup.com

OWNER / PROPERTY MANAGER CONTACT INFORMATION:

Name _____ Cell Phone _____
 Address _____ Work Phone _____
 City _____ State _____ Zip _____ Building Engineer _____
 Email _____ Fax Number _____

PROPERTY INFORMATION:

Property Address _____ Contact Name: _____
 City _____ State _____ Zip _____ Contact Phone: _____

Built before 1978: Yes No

Properties Built Before 1978 Require A Lead-Based Paint Disclosure

Unit #	Rent	Deposit/ Application Fee	Date Avail.	# Beds	# Baths	Sq. Feet	Tenant Contact Info (if vacant write N/A)
	\$	\$					
	\$	\$					
	\$	\$					

PLEASE CHECK ALL THAT APPLY

Prop Type	Condition	Floors	Laundry	Bathroom	Heat	Pets	Parking
<input type="checkbox"/> Condo <input type="checkbox"/> Private <input type="checkbox"/> 6+ Units <input type="checkbox"/> Non Smoking	<input type="checkbox"/> Gut Rehab <input type="checkbox"/> Modern <input type="checkbox"/> New Const. <input type="checkbox"/> Part Rehab <input type="checkbox"/> Vintage	<input type="checkbox"/> Hardwood <input type="checkbox"/> Carpet <input type="checkbox"/> Parquet <input type="checkbox"/> Linoleum <input type="checkbox"/> HW/Cpt <input type="checkbox"/> Tile <input type="checkbox"/> Concrete	<input type="checkbox"/> In Build Pay <input type="checkbox"/> In Build Free <input type="checkbox"/> In Unit <input type="checkbox"/> Hookup <input type="checkbox"/> None	<input type="checkbox"/> Modern <input type="checkbox"/> Standard <input type="checkbox"/> Marble <input type="checkbox"/> Jacuzzi Tub	<input type="checkbox"/> GFA <input type="checkbox"/> Radiator <input type="checkbox"/> Electric <input type="checkbox"/> Pay Blower <input type="checkbox"/> Gas Space <input type="checkbox"/> Radiant Flr <input type="checkbox"/> Central <input type="checkbox"/> Pay Blower <input type="checkbox"/> Window Unit <input type="checkbox"/> Wall Unit	<input type="checkbox"/> Cats <input type="checkbox"/> Dogs <input type="checkbox"/> Weight Limit _____ <input type="checkbox"/> None <input type="checkbox"/> Negotiable	<input type="checkbox"/> Uncovered <input type="checkbox"/> Garage <input type="checkbox"/> Tandem <input type="checkbox"/> None Pet Deposit: \$ _____ Pet Fee/Month: \$ _____ Spot #: _____ Monthly Price: \$ _____

Building Amenities and Features

Building Amenities and Features				Utilities Included in Rent	Keys	Fees:
<input type="checkbox"/> Balcony <input type="checkbox"/> Bike Storage <input type="checkbox"/> Bus. Center <input type="checkbox"/> Ceiling Fan <input type="checkbox"/> Conv. Store <input type="checkbox"/> Deck	<input type="checkbox"/> Doorman <input type="checkbox"/> Dry Cleaner <input type="checkbox"/> Elevator <input type="checkbox"/> Enc. Porch <input type="checkbox"/> Freight Elev. <input type="checkbox"/> Intercom	<input type="checkbox"/> Party Room <input type="checkbox"/> Patio <input type="checkbox"/> Pool (in) <input type="checkbox"/> Pool (out) <input type="checkbox"/> Roof Deck <input type="checkbox"/> Svc. Entrance	<input type="checkbox"/> Storage <input type="checkbox"/> Tennis <input type="checkbox"/> Walk-in Closet <input type="checkbox"/> Workout Rm. <input type="checkbox"/> Yard	<input type="checkbox"/> Heat <input type="checkbox"/> Gas <input type="checkbox"/> Cooking Gas <input type="checkbox"/> Electricity	<input type="checkbox"/> A/C <input type="checkbox"/> Internet <input type="checkbox"/> Cable <input type="checkbox"/> Lockbox	<input type="checkbox"/> In office <input type="checkbox"/> Call owner <input type="checkbox"/> W/ Doorman Move In \$ _____ Move Out \$ _____ Other: _____ \$ _____ _____ \$ _____ \$ _____

CONDOMINIUM ASSOCIATION INFORMATION:

Name _____ Contact Info. (phone, email): _____
 Move in & Move out Fees (if any): _____ Move in & Move out Deposits (if any): _____

FAIR HOUSING LAW COMPLIANCE

Pearson Realty Group abides by the Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) which, as amended, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, national origin, religion, sex, familial status and disability.

CHICAGO COOK COUNTY HOUSING AUTHORITY VOUCHER HOLDER

If tenant is a Chicago Cook County Housing Authority Voucher Participant, Pearson Realty Group will receive a fee equal to first months rent of the disclosed rental amount provided by CHA at the time the rent is determined. Pearson Realty Group will credit owner property manager fees procured if tenant shall decide to cancel/withdraw moving papers prior to CHA approval. If CHA inspections shall fail 3rd attempt, resulting in the cancellation or withdraw of tenants moving papers, landlord/owner/property manager shall pay a onetime fee in the amount of \$500.00 to Pearson Realty Group for services rendered.

SERVICES:

Pursuant to the Illinois Real Estate License Act of 2000, 225 ILCS 454/1 et seq., as amended, Sponsoring Broker, through the Designated Agent, must provide Owner with the following minimum services through the expiration or earlier termination of this Agreement: (a) accepting and presenting Owner with any applications, offers, and counteroffers to lease the Property or any portion thereof; (b) assisting Owner in developing communications and negotiating the terms, as applicable, of applications, offers, counteroffers and notices that relate to leasing of the Property; and (c) answering Owner's questions relating to such applications, offers, counteroffers, and notices. Agent will advertise each listing in an effort to procure tenant(s). Advertising may include, but not limited to, internet advertising, newspaper advertising, distribution of postcards and/or other any and all customary means of advertising non-exclusive rental listings.

MANAGEMENT SERVICES:

Two Blue Property Management provides management services for owners. This includes leasing, rent collection, maintenance, cleaning and turnover. For more information, please call (312) 600-8896 or send an email to info@twobluechicago.com.

Would you be interested in learning more about these services? Yes No

TERMS OF AGREEMENT:

Pearson Realty Group's brokerage fee is: one month's rent, including rent on deeded parking (if any), for finding a tenant for a unit for a 12 month lease term. Pearson Realty Group, unless otherwise directed, will collect the first month's rent upon application and shall earn the brokerage fee upon lease execution. If paying on a flat fee or percentage schedule, please list commission:
\$ _____ or _____% of rent.

Yes No TWO YEAR LEASE Pearson Realty Group will try to seek a longer than standard lease if desired. Our 24 month lease fee is equivalent to one and one half month's rent, including rent on deeded parking (if any). The landlord/property owner shall be responsible for paying one half month's rent at lease signing.

Pearson Realty Group does not earn a fee if the owner or another brokerage rents the apartment(s) (i.e. to a non-Pearson Realty Group rental client). Pearson Realty Group uses its best efforts to provide qualified rental applicants. The ultimate determination regarding the applicant's suitability remains the responsibility of the landlord/property owner. Owner should seek advice of legal counsel to ensure compliance with the Applicable Laws and agrees that Sponsoring Broker has not given Owner any legal advice nor is Owner relying on any such advice from Sponsoring Broker. Sponsoring Broker acknowledges that it has no right, title, or interest in any security deposit or move-in fees collected pursuant to this agreement. All fees are to be paid to Pearson Realty Group. I agree to indemnify and hold harmless Pearson Realty Group, its agents, officers, owners, shareholders and employees, from any and all claims which may arise from this agreement or the showing and rental of the property herein. I agree to pay all reasonable attorney's fees and costs incurred by Pearson Realty Group to enforce this agreement or any action or proceeding which may arise there from. Pearson Realty Group does not collect any security deposits.

I am the OWNER OF RECORD and agree to the terms of the contract.

I am the AUTHORIZED AGENT OF THE OWNER and agree to the terms of the contract

Electronic Signature:

All parties consent to executing or accepting agreements by electronic or digital means and agree (i) documents executed or accepted in such manner shall be considered as legally binding and shall be treated as an original written, signed documents, and (ii) agree not to raise, and agree to waive, the use of electronic transmission or electronic signatures as a defense to the binding nature of such agreements.

I agree

Owner of Authorized Signature

Date

Managing Broker Signature

Date

Pearson Realty Group values your business and we're here to assist you! Please feel free to call our office with any questions that you may have. We can be reached at (773) 325-2800 or frontdesk@pearsonrealtygroup.com