



This Contract for Right Now Tenant Placement Services is effective as of **January ___ 2024** & is between “(Owner name)” and **Right Now Tenant Placement Services LLC**. In this Contract, the party who is contracting to receive the services shall be referred to as “Client”, & the party who will be providing the services shall be referred to as “Right Now Tenant Placement Services LLC”.

1) **DESCRIPTION OF SERVICES.** Beginning on **January ___ 2024**, **Right Now Tenant Placement Services LLC** will provide the services for the rental located at: **(Address)**
These services are as follows:

A) Rental Analysis:

- A consultation at the property or over the phone. We will meet at the property or set up a time to talk over the phone to identify your expectations, address your questions, address your concerns & establish an action plan & timeline to get your property ready for the rental market.

B) Established Starting Rental Price:

- Pricing your property right the first time is important. Through an evaluation of current market activity, we will provide you with an established starting rental price. This established starting rental price for your home is in no way guaranteed and may not reflect the actual monthly rent amount that is agreed to on the lease. This will simply be the starting monthly rental amount that is used to advertise your property. The established starting rental price will be \$2,200.

C) Marketing:

- We will help you schedule a Professional Photographer to come take photos of your home if you don't already have them done and/or own the rights to the listing photos.
- We Advertise your property on all the major websites including, but not limited to, Zillow.com, Rent.com, Trulia.com, Craigslist.com, etc.

Client 1 Initials : _____ 1

- Yard Sign & Digital Lockbox Installation
- Google Analytics & Search Engine Optimization Strategies
- Social Media Strategies
- 24/7 Call and text information line installation
- Email marketing campaign to real estate professionals & our private potential renter's pool.

D) Property Showings:

- 7 Day a Week lockbox or in-person showings with same-day appointment availability
- 24/7 Call and text line set up for showing scheduling and questions

E) Tenant Screening:

- We will conduct the application & screening process with our online portal process
- Run FICO Credit Check & Nationwide Criminal Database Search
- Employment Verification
- Past Rental References

F) Lease Signing / Lease Negotiation

- We assist you with all lease documents, inspections & all current required disclosures. Then we will help facilitate getting the lease signed by your new tenant.

G) Tenant Move-In:

- Move-in day instructions and key pick-up
- Move-In Welcome Package with Move-In Checklist

- Tenant/Owner Introduction
- Full Electronic Copy of Lease and associated Documents

2) **PAYMENT FOR SERVICES.** “Client” will pay Right Now Tenant Placement Services LLC in the amount of 1st month's rent will be paid on time of delivery of the completed lease to the “Client”.

3) **TERM/TERMINATION.** This Contract may be terminated by either party upon 30 days' written notice to the other party. If this Contract is terminated by the “Client”. In the event of default of payment or Terminations for Cause, “Right Now Tenant Placement Services LLC” may terminate this Contract without notice & may immediately remove all inventories. The client remains obligated to pay any & all unpaid fees or invoices.

4) **TERMINATION FOR CAUSE.** For purposes of this Contract, For Cause shall mean: (i) “Client” commits a crime involving dishonesty, breach of trust, or physical harm to any person; (ii) “Client” willfully engages in conduct that is in bad faith and materially injurious to “Right Now Tenant Placement Services LLC”, including but not limited to, misappropriation of trade secrets, fraud or embezzlement; (iii) “Client” commits a material breach of this contract, which breach is not cured within five days after written notice to “Client” from the “Right Now Tenant Placement Services LLC”; (iv) “Client” willfully refuses to implement or follow a lawful policy or directive of the “Right Now Tenant Placement Services LLC”.

5) **CLIENT AGREES TO THE FOLLOWING CONDITIONS:**

a) Client will provide access/key to the home to Right Now Tenant Placement Services LLC for the duration of the contract.

b) Client will allow all marketing and advertising the Right Now Tenant Placement Services sees fit to market their rental.

c) Client will allow Right Now Tenant Placement Services to schedule showing, show unit in person or by lockbox, answer questions about the unit, take rental applications on the unit, assist the client with all lease documents, inspections & current required disclosures, & help client facilitate getting the lease signed by the new tenant(s).

d) Inventory installed in the home by Right Now Tenant Placement Services LLC will not be moved or removed by any parties.

e) The Client will not conduct painting or other house repairs while inventory is installed that could damage or soil installed items while the listing is inactive status.

f) The client will be responsible for any damage or loss to the inventory while on-premises.

g) The client agrees to allow Right Now Tenant Placement Services LLC to take photos of the home if needed.

6) **HOLD HARMLESS:** To the fullest extent permitted by law, the "Client" will indemnify and hold harmless "Right Now Tenant Placement Services LLC", their officers, directors, partners, representatives, agents, and employees from and against any and all claims, suits, liens, judgments, damages, losses and expenses, including legal fees and all court costs and liability (including statutory liability) arising in whole or in part and in any manner from injury and/or death of the person or damage to or loss of any property resulting from the acts, omissions, breach or default of Right Now Tenant Placement Services LLC, its officers, directors, agents, employees, and sub of Right Now Tenant Placement Services LLCs, in connection with the performance of any work by or for Right Now Tenant Placement Services LLC pursuant to any contract Purchase Order and/or related Proceed Order.

Please Provide The Details Below for (Property) This information is for lease documentation purposes:

How many keys will be available for the tenants? _____

How many garage door openers will be available? _____

How do you prefer to be paid by tenants? _____

What bank will the security deposit be held at? _____

Will you be allowing cats on your property? _____

Garage door pin pad code? _____

HOA name and contact number: _____

What is the rental amount for this property? _____

Would you like a company name to be listed on the lease instead of a personal name? _____

What year was the home built? _____

Client(s) PARTY CONTRACTING SERVICES

Name:

Physical Address:

Email:

Contact Number:

Signature:

Date:

SERVICE PROVIDER

Right Now Tenant Placement Services LLC

Representatives Name: Joe Gamble

Signature:

Date: