



**SS LEVENTHAL ENTERPRISES DBA**

1615 US HWY 17-92 N.  
Davenport, FL 33837  
(863) 421-7200 F: 863.943.3093  
Leasing@RentalRealtyGroup.com

## TENANT ALLOCATION AGREEMENT

**THE UNDERSIGNED OWNER** hereby employs **SS Leventhal Enterprises DBA Rental and Realty Group** (hereinafter referred to as “The Company”) to exclusively find a tenant and create the lease for the real property pursuant to the terms and conditions of this agreement. This agreement shall last until tenant has been allocated or 90 days, whichever occurs first.

**Property Address**

**Owner of Property**

**Owner Address**

**Tel:**  **Email:**

### Company Responsibilities

- The Company agrees to provide maximum effort to locate a qualified tenant for the Owner.
- The Company will advertise the property on several major Real Estate websites including the MLS.
- The Company agrees to show your home to qualified candidates at reasonable times.
- The Company will screen all applicants based on preset criteria.
- The Company will use a standard FL Realtor Lease when creating the lease for the property.
- The Company will perform a move-in assessment of the property.
- The Company will provide the Owner with a copy of the executed lease, all addenda, a one-month Owner Statement, the tenant Security Deposit, as well as any overages once Brokerage fee is paid.
- If minor works are needed such items can be quoted and sent to the Owner for approval. A 15% fee is added to all quotes (\$15 min). Jobs must be funded before our vendors can be dispatched.

### Owner Responsibilities

- The Owner agrees to pay 90% of the first month’s rent to the Company for advertising the home, showing the property, screening applicants, creating the lease, collecting 1st month’s rent, security deposit, and performing the move-in assessment.
- The Owner understands that if they or any other agent allocate their own tenant, that the Company is to still be compensated.
- The Owner understands that they are responsible for all utilities, HOA fees, mortgage payments, and all cost related to the property.
- The Owner is responsible for providing and maintaining current insurance information.

**Cancellation:** No cost, 30 Day notice in writing by the Owner; at any time by the Company.

**Dispute Resolution:** Before filing a claim against us in any forum, you must first attempt to resolve the dispute informally by notifying us of your claim(s), by sending an email to \_\_\_\_\_ or sending a letter to: **Rental & Realty Group, 1615 US HWY 17-92 N. DAVENPORT FL 33837.** The notice must specifically describe the nature of the dispute and the relief

you seek. You will give us 60 days from the date we receive your notice to try to resolve the dispute. Either party may file a claim if the dispute is not resolved after 60 days.

**Entire Agreement, Severability:** : This Agreement contains the entire understanding of the parties and may not be varied or modified unless in writing, signed by the party to be charged with such change or modification. If any provision of this Agreement is judicially declared to be invalid or unenforceable, the remaining severable provisions hereof will remain in full force and effect. Florida law governs this Agreement; sole and exclusive venue for the resolution of all disputes, which may arise hereunder, shall be in arbitration or (post arbitration) in a court of competent jurisdiction situated solely **Polk County, Florida**. If the above correctly and fully sets forth our agreement, please sign this Agreement where indicated below and return it to us

WARNING: THIS IS A LEGAL BINDING CONTRACT BETWEEN YOU AND US. BEFORE SIGNING THIS AGREEMENT, PLEASE READ IT CAREFULLY AND BE SURE YOU UNDERSTAND ALL OF ITS CONTENTS. IF THERE IS ANYTHING YOU DO NOT UNDERSTAND, ASK ABOUT IT. YOU ARE ALSO ENCOURAGED TO SEEK THE ADVICE OF LEGAL COUNSEL.

Owner Signature:

Owner Name:

Company Signature:

Date: