

Print name/property: _____



TERMS OF SERVICE & FEE DISCLOSURES

SECTION 1: This disclosure is to inform all parties the terms under which Cosmopolitan Real Estate provides service. Our agents will always act in good faith when working with property owners & prospective tenants in locating, advertising, negotiating, and in preparing documents.

- Cosmopolitan Real Estate Inc. (CRE) is not the owner and is not responsible for the condition of the property, code violations or promises that any landlord makes verbally or written.
- Cosmopolitan Real Estate Inc. (CRE) will advertise, show the property, take applications, run credit checks (with tenant's written permission) and call for references.
- Cosmopolitan Real Estate Inc. (CRE) is not responsible for the accuracy & honesty of any application and/or references provided by tenants in their application.

Applying:

- Prospective tenants shall submit signed application for each person over 18 years of age, 1 month deposit payable to Cosmopolitan Real Estate Inc. (CRE), paystubs/verification of supporting income, and government issued picture ID
- Tenant hereby authorizes Cosmopolitan Real Estate to verify all information and references on their application and to obtain a credit report. A copy of the prospective tenant's application package and credit report will be given to the landlord. The landlord makes the decision to accept or deny any applicants.
- Accepted parties will execute a lease and deliver remainder of move in costs within 24 hours.
- Deposits are refunded if applicant is denied by the Landlord.
- Otherwise deposits are non-refundable, including in the event Prospective Tenant withdraws its application, cancels the lease agreement, or otherwise willfully causes the tenancy not to be consummated.
- Cosmopolitan Real Estate Inc. (CRE) is not responsible for collecting any rent or resolving any disputes that may arise during & after the landlord & tenant relationship.
- Cosmopolitan Real Estate Inc. (CRE) responsibility to landlord & tenants ends when the landlord & tenants have signed a lease or entered into a tenancy at will.
- All parties agree to allow and accept electronic submission and execution of documents and the electronic storage of documents by Cosmopolitan Real Estate Inc..
- Brokerage fees due to Cosmopolitan Real Estate Inc. will be retained from the initial deposit. Regardless of who is paying broker fee as noted below, forfeited deposits are retained by CRE for services rendered.

SIGNATURE: _____
(landlord) (tenants)

SECTION 2:

I (we) _____ date _____ agree to pay a fee of _____
(LANDLORD signature)
if COSMOPOLITAN Real Estate leases my property at _____.

I (we) _____ date _____ agree to pay a fee of _____
(TENANT signature)

_____, _____, _____
(Additional Tenant's)
for a property rental shown by/ obtained by Cosmopolitan Real Estate Inc.
Tenant Agent: _____ License# _____

COSMOPOLITAN Agent _____ Date _____ License# _____
AGENTS MUST GIVE A COPY TO LANDLORD/TENANT AND RETAIN A COPY AT THE OFFICE