



Eastern Connecticut Association of REALTORS<sup>®</sup>, Inc.  
**EXCLUSIVE RIGHT TO LEASE**  
**RESIDENTIAL PROPERTY LISTING AGREEMENT**



I/WE \_\_\_\_\_ (the Owner(s)) give you \_\_\_\_\_ (the Broker), the Exclusive Right to Lease my real property known as \_\_\_\_\_ CT, more fully described in the land records, town of \_\_\_\_\_, CT, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

**NOTICE: THE AMOUNT OR RATE OF BROKER COMPENSATION IS NOT FIXED BY LAW. IT IS SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN YOU AND THE BROKER.**

This agreement is subject to the Connecticut General Statutes prohibiting discrimination in commercial and residential real estate transactions (C.G.S. Title 46a, chapter 814c).

**NOTICE:** The real estate Broker May be entitled to certain lien rights pursuant to subsection (d) of Section 20-325a of the Connecticut General Statutes.

The rent shall be \$ \_\_\_\_\_ per \_\_\_\_\_.

The tenant shall pay the following, in addition to rent:

Taxes \_\_\_\_\_ Insurance \_\_\_\_\_ Heat \_\_\_\_\_ Electricity \_\_\_\_\_ Gas \_\_\_\_\_  
 Water/Sewer \_\_\_\_\_ Telephone \_\_\_\_\_ Other \_\_\_\_\_

SECURITY DEPOSIT \$ \_\_\_\_\_

This contract will take effect on \_\_\_\_\_ 20 \_\_\_\_\_ and will remain effective until property is leased or until \_\_\_\_\_ 20 \_\_\_\_\_, whichever occurs first

If during the term of this contract the property is leased by the Broker to a tenant meeting all credit requirements and approval of the Owner, we will pay you a commission of \$ \_\_\_\_\_, or \_\_\_\_\_% of the total rent to be paid by tenant over term of lease. Such commission shall be due and payable in full upon signing of lease. The Owner shall have no obligation to renew or to extend any lease or to sell or offer for sale the listed property.

Broker may \_\_\_\_\_, may not \_\_\_\_\_ place a sign on property.

Broker is \_\_\_\_\_, is not \_\_\_\_\_ responsible for the management of the property. Any property management responsibilities will be contained in a separate agreement to this agreement. Broker accepts no responsibility for any physical damage to the property or its contents.

If this property is sold directly or indirectly to the tenant during the term of the lease we will pay the Broker a commission of \_\_\_\_\_% of total sales price. SALE PRICE IN THE EVENT OF SALE TO TENANT: \$ \_\_\_\_\_

Additional Agreements: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

The Owner agrees to pay any costs and attorneys fees which the Broker may incur to collect any monies due to the Broker under this contract.

The Owner authorizes you, as our Broker, or any subagents appointed by you, to disclose any information that the Owner provides you concerning this property.

The Owner has reviewed the above information and represents that it is accurate. The Broker is not responsible for the accuracy of the information supplied by the Owner.

Receipt of a copy of this contract by the Owner is hereby acknowledged.

Dated at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

OWNER(s) \_\_\_\_\_

OWNER(s) ADDRESS \_\_\_\_\_ PHONE NO. \_\_\_\_\_

AGENT \_\_\_\_\_ PHONE NO. \_\_\_\_\_