



Eastern Connecticut Association of REALTORS®, Inc.  
**RIGHT TO REPRESENT TENANT AUTHORIZATION**



**Appointment.**

You the Tenant(s) \_\_\_\_\_ grant us,  
(company) \_\_\_\_\_ (broker/agent) an

EXCLUSIVE RIGHT OF REPRESENTATION - You agree to be represented by the broker for all transactions for a specific period of time. You will tell us about all past and current contacts with any real property or any other real estate agents and refer all leads or information about the property to us.

**Property and Area**

This authorization is limited to  Residential  Multi-Family  Land  Commercial  Other, in the following area(s)

\_\_\_\_\_

**Term of Authorization**

This authorization is in effect from \_\_\_\_\_ to \_\_\_\_\_ inclusive.

**Broker's Duties**

1. We will attempt to locate the property.
2. We will negotiate on your behalf for terms and conditions agreeable to you.
3. We will assist you in the lease of the property.
4. We will act in your interest regarding the location and lease of the property.

**Buyer's Duties**

1. You will cooperate with us and be reasonably available to examine real property.
2. Upon request, you will give us financial and personal information regarding your purchase abilities and needs.
3. **Questions concerning the legal title of property, tax considerations, property inspection, engineering, or the uses or planned uses of neighboring properties should be referred to your attorney, tax advisor, building inspector or appropriate governmental agency.**

**Other Terms and Conditions**

1. You understand and agree that we may also become a landlord's agent for the property. In that event we would become dual agents, representing both you and the landlord. If this situation should arise, we will promptly disclose all relevant information to you and discuss the appropriate course of action to take under the circumstances. We will also discuss a dual agent consent agreement with you and present a statutory form of such an agreement for your review and signature.
2. You agree that we may represent other tenants.
3. We may share and disclose information about you with other agents who offer real property to us.
4. This Authorization is binding upon and shall inure to the benefit of you and us, and each of our heirs, administrators, executors, successors and assigns. You may not assign this Authorization.
5. You agree to pay any costs and attorney's fees which we may incur to collect any monies due us under this Authorization.
6. This Authorization may be modified, waived or discharged only by a written agreement signed by the parties.
7. You will advise us immediately if you execute an exclusive tenant representation agreement or authorization with any other firm. You represent that you have not signed any exclusive representation authorizations or agreements with any other broker or brokerage firm covering the same geographical area stated in this Authorization.
8. You acknowledge receipt of this Authorization.

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

**Additional Provisions**

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

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**Fees**

In consideration of the services provided hereunder, you agree to pay us the fee(s) checked below. **(ANY SECTION NOT FILLED IN IS INAPPLICABLE).**

**Retainer Fee**

1. You will pay us a non-refundable retainer fee of \$ \_\_\_\_\_, due and payable when you sign this Authorization.
2. We \_\_\_\_\_ will \_\_\_\_\_ will not apply this retainer fee toward the payment of any professional service fee that we earn under this Authorization, to cover expenses.

**Professional Service Fee**

1. If you are leasing real estate, you will pay us a professional service fee of  \$ \_\_\_\_\_ or  \_\_\_\_\_% of the yearly rental of the Property leased by you. *You hereby authorize and instruct us to request payment of all or any part of this fee by the Lessor of the property and/or the Lessor's listing agency.* You also agree to pay a commission in the amount noted above on any renewals, enlargements, exercise of lease options, or new leases between yourself and the landlord. Such commission shall be due and payable at the commencement of the new lease, enlargement, renewal or option term.
2. We earn the professional service fee if you enter into a lease, whether oral or written, for the rental of real property during the term of this Authorization and all material conditions have been met or are subsequently met or a lease entered into during the term or this Authorization is renewed or enlarged, you or a landlord exercise a lease option, or you enter into a new lease with the landlord even if such renewal, enlargement, new lease or exercise of option takes place after the expiration date of this Authorization; or you are introduced to or take occupancy of real property during the term of this Authorization within \_\_\_\_\_ months after the expiration of the Agreement, provided, however, that no fee will be due and payable under this section if you sign an exclusive agreement or authorization with another real estate broker after the expiration of this Authorization.

**Lien Rights**

The Real Estate Broker may be entitled to certain lien rights pursuant to Subsection (d) of Section 20-325a of the Connecticut General Statutes.

**Fair Housing**

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

**IT IS UNLAWFUL UNDER FEDERAL AND/OR STATE LAW TO DISCRIMINATE ON THE BASIS OF RACE, CREED, COLOR, NATIONAL ORIGIN, ANCESTRY, SEX, SEXUAL ORIENTATION, MARITAL STATUS, AGE, LAWFUL SOURCE OF INCOME, LEARNING DISABILITY, MENTAL RETARDATION, FAMILIAL STATUS, AND MENTAL OR PHYSICAL DISABILITY.**

REALTOR® FIRM NAME

\_\_\_\_\_

By: \_\_\_\_\_

Street Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

(     )

Telephone \_\_\_\_\_

\_\_\_\_\_

Date

TENANT \_\_\_\_\_

TENANT \_\_\_\_\_

Street Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

(     )

Telephone \_\_\_\_\_

\_\_\_\_\_

Date