



TENANCY PLACEMENT AGREEMENT

THIS AGREEMENT made the _____ day of _____ 201____.

BETWEEN the Owner:

Name(s): _____

Owner(s): Address: _____ City: _____ Province: _____

Postal Code: _____ Phone# _____ Fax# _____

Email _____

PLACEMENT ADDRESS:

Address: _____ City: _____ Province: _____

Postal Code: _____

(here in after called the "Owner(s)")

OF THE FIRST PART

AND:

DC REAL ESTATE HOLDINGS INC.

DBA - RE/MAX Realty Solutions Property Management,
having office at

8507 A Main Street Osoyoos, B.C. V0H 1V0

(hereinafter called the "Manager")

OF THE SECOND PART

WITNESSETH that in consideration of the mutual convents and agreements herein contained,
the parties covenant and agree, each with the other, as follows:

- 1. The Owner(s) in the registered owner of

ADDRESS _____

Legal Description: _____

(hereinafter called the "Property")

2. The Owner(s) hereby designates and appoints the Manager to be the sole and exclusive representative agent for placement services of the Property and furthermore the Owner(s) and the Manager agree on the terms and conditions hereinafter set forth.
3. The Owner(s) hereby authorizes and consents to the Manager to establish Tenancy Agreements to place tenants in the Property. The Manager shall do the utmost to secure the best quality of tenants available in the marketplace.
4. Property Management Placement Fee: The Manager shall receive for the Owner(s) a placement fee for finding a new tenant. A sum of equivalent to one half (1/2) of the monthly rental shall be deducted from any revenues received/held for the Property. The current GST will be applied to all placement services.
5. EXPENSES – The Owner authorizes and agrees to reimburse the Manager for reasonable expenses associated with advertising the property, credit check services and any incidentals required – such as key cutting.
6. The Manager agrees to provide placement services for the Property on behalf of the Owners(s) in a faithful, diligent and honest manner. The Manager, in the performance of his/her duties hereunder shall:

- a. Make all necessary arrangements for the rental of the Property including entering into a Rental Contract and signing on behalf of the Owner(s).
- b. Collect and receive the security deposit, other applicable deposits and first months' rent payable by tenants under Tenancy Agreements and deposit the net proceeds, after deduction of agency fees and other expenditures paid on behalf of the Owner(s), by the 15th of the of the first month (exceptions may occur) that the tenancy commences into:

Bank Name _____ Account# _____ Transit# _____

Or by way of cheques mailed directly to the Owner(s) if preferred. (Please supply void cheques or copy of banking information)

- c. A Statement of Income and Expenses will be included with the net proceeds for the placement, the tenant's application, Original documents of the Residential Tenancy Agreement and Conditions Inspection, and other documents requires for specific properties.
7. The Owner(s) agrees to indemnify and save the Manager harmless from all costs, claims and damages which the Manager may be put to or suffer by virtue of, in connection with or arising out of the Property and/ or any action taken by the Manager in good faith pursuant to the provisions hereof which, without limiting the generality of the foregoing, shall include injuries and /or damages by an employee, tenant or other persons.

8. The Owner(s) agrees to carry sufficient liability and other insurance on the Property and acknowledges that the Manager is not responsible to arrange this. In case of damage caused by and act nature or as a result of cessation or sudden surge from a public utility, the owner(s) hereby absolves the Manager from any blame or liability.

9. The Owner(s) acknowledges a deposit in the amount of \$200 will be paid to the manager prior to the commencement of advertising or promotion or showing of the rental property. The start-up deposit will be applied to the first month's placement and/or management fees. In the event that the manager, prior to the first tenant placement, is advised for any reason that the is no longer available for rent the deposit is automatically forfeited to the manager.

IN THE WITNESS WHEREOF the parties hereto have executed this agreement this _____ day of _____, 201____. To be effective, on the commencement of the tenancy.

Owner(s)

Owner(s)

Manager(s)

Any personal information collected by the Management Company is for the sole use of corresponding with the Owner and/or depositing funds into their account. This information will remain private and confidential.

RE/MAX Realty Solutions

Property Management