Exclusive Property Leasing Agreement

Core Property Rental and Management and Landlord/Owner of the property at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

agree to enter into an **exclusive leasing agreement.** The details of this agreement are as follows:

1. **Leasing Agent:** The Core Property Rental and Management is the only person and/or Company who is permitted to sign existing or new tenants to live in this property for the upcoming year
2. **Advertising:** The Core Property Rental and Management is the only person and/or Company legally permitted to advertise the Landlord’s property for rent. Methods of advertising re included but not limited to radio, television, online, sign on the property, social media, word of mouth, and the solicitation of current tenants to sign a new lease on the property.
3. **Payment:** The Owner/Landlord agrees to pay the amount of $\_\_\_\_\_\_ per tenant that leases a bedroom at \_\_\_\_\_\_\_\_\_\_\_\_\_\_. The leasing fee will be taken from the first month’s rent, and will be paid for in advance of turning over the leases, guarantor forms, schedule’s, addendums, keys, and postdated cheques to the owner.
4. **Length of Agreement:** This Exclusive Property Leasing Agreement will begin on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and end on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.
5. **Contract Breach:** If this contract is breached (e.g. the owner/landlord rent the unit out themselves, or advertises their unit and finds tenants, or employ another person/Company to rent out their unit), then Core Property Rental and Management is entitled to collect the fee of $\_\_\_\_\_\_ per tenant that signs a lease on the unit within the length of the exclusive property leasing agreement. The Landlord/Owner is aware that if the contract is breached and damages are not paid in full, then the Core Property Rental and Management will pursue the contract breach to the fullest extent of the law in the small claims court of Ontario.
6. **Multiple Properties:** If the Owner/Landlord controls multiple properties and wants to enter them into the exclusive property leasing agreement, please list them here:
   1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
   2. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
   3. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
   4. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
   5. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

DATED AT \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ this \_\_\_\_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

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

**Signing Authority Owner/Landlord**

Core Property Rentals and Management \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Owner/Landlord**

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