

Rental Referral Agreement (non-exclusive)

between Corporate Housing Solutions, Inc. ("CHS") and

_____, ("Owner") of the property located at

_____, CO 80_____ (the "Property")

WHEREAS, CHS is a company that provides real estate services including temporary furnished housing (corporate housing) and rental referral services for furnished and unfurnished housing, and

WHEREAS, CHS is a real estate broker licensed by the State of Colorado, and

WHEREAS, Owner desires to rent the Property for \$_____ per month, and

WHEREAS, CHS deals with clients who are looking to rent properties similar to the one referenced herein,

NOW THEREFORE, in consideration of the mutual promises and covenants listed below, the parties agree as follows regarding the Property:

1. CHS is hereby authorized by Owner to advertise and show the Property for rent to its clients and to use Owner's property photos and description in that process, and
2. this Agreement may be terminated with a 30-day written notice, and
3. Owner agrees to compensate CHS (for its efforts associated with finding clients and showing the Property to them) if, and only if, CHS or one of its clients signs a lease to rent the Property, and
4. the agreed amount of such compensation shall be **10 %** of the monthly rent for each month of the rental term for lease terms up to six months or **one full month's rent** for lease terms of seven to twelve months, and it is payable at the time the lease on the Property is signed; lease renewals and extensions shall be treated as new leases, and
5. for an additional fee of \$150.00, CHS will provide the following additional services (this fee will be waived for leases of six months or longer):
 - prepare the lease agreement for resident and Owner signatures
 - collect the first month's rent and security deposit
 - process a credit and criminal check on the prospective resident, and
6. Owner agrees to notify CHS of any dates when the Property is not be available for lease due to an active lease agreement being in force, and
7. Owner agrees to a rental price for CHS clients which is equal to any price advertised by Owner or any other rental agent, and
8. if a CHS client should purchase the Property (or, for builders or agent-managers, one of builder's/agent-manager's other properties) during the rental term arranged by CHS or within 12 months following move-out, Owner agrees to pay CHS additional compensation of 3.0% of the gross sales price, payable at closing, and

9. Facsimile signatures shall be sufficient to finalize this Agreement.

Agreed this _____ day of _____, 2009 by:

CORPORATE HOUSING SOLUTIONS, INC.

Property Owner / Manager

by: _____

by: _____

(printed name & title of signer)

(printed name & title of signer)

8547 E. Arapahoe Rd., #J-222
(address)

(address)

Greenwood Village, CO 80112
(city, state, zip)

(city, state, zip)

Phone: 720-493-5335

Phone: _____

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E-mail: _____