

**Early Marketing Agreement
Marquette Rentals, LLC**

This Early Marketing Agreement is entered into by and between:

_____ (“Tenant(s)”) _____

and Marquette Rentals, LLC (“Agent”). IN CONSIDERATION of the mutual covenants and promises set forth herein, Tenant hereby contracts with Agent, and Agent hereby contracts with Tenant, to market/make available the property described below, (“the Property”), in accordance with all applicable laws and regulations, upon the terms and conditions contained herein.

1. **Property:** Street Address: _____
City: _____ State: _____, MI
Other Description:

2. **Duration of Agreement:** This Agreement shall be binding when it has been signed and dated below by Tenant and Agent and payment by tenant has been made in full. It shall become effective on _____, _____, and shall run concurrent with the existing Residential Rental Lease between Tenant and Agent, until the earlier of: A.) the termination of this Early Marketing Agreement in the manner set forth below, or B.) the Landlord signs a replacement lease with a new tenant. Tenant may notify Agent in writing of Tenant’s desire to terminate this Agreement, in which case it shall terminate the business day following receipt in Agent’s office. Unless a termination notice is received within three (3) business day prior to execution of a new Residential Rental Contract executed for the property with a new tenant, the termination notice will be deemed void and the new Residential Rental Contract, and this Agreement, will remain in full force. No return of fee for this marketing agreement will be given if the tenant decides to cancel this agreement or suitable replacement cannot be found.

3. **Agent’s Fee:** For services performed hereunder, Tenant shall compensate Agent in the following manner:

- a. **A fee equal to six hundred dollars (\$600.00)**
- b. A fee equal to the total turnover cost to prepare the property for a new tenant.

The \$600.00 fee is due upon execution of this Agreement. This fee is to cover advertising costs, showing expenses and administration costs of finding/signing new tenants.

Showing Instructions: Tenant agrees to the following procedure for the duration of this Agreement:

Pets: If applicable - pets must be secured during showings or removed from property

Notice: We will provide you a 12 hour notice before any showings. Notice may be served via phone, mail, email or text message. Agent/Landlord may elect to not show property until it has been vacated by all tenants. Tenant(s) would be responsible to show the property until they have vacated and make ready process has been completed by owner/agent.

Will you be staying in property until you/we can find suitable tenants to replace you? YES NO

Please Note; We will need 10-14 business days once you vacate to allow vacancy of the property due to turnover procedures. At agents/owners discretion, We may not list the property until it is ready to be shown.

On what date, will you be vacating the property? _____

NOTE: Due to turnover processing, a new lease will not be able to start until 10-14 business days after your occupancy ends. Your lease obligation will remain unchanged until a suitable tenant takes occupancy.

4. **Authority and Responsibilities of Agent:** During the time this Agreement is in effect, Agent shall:
 - (a) OFFER THE PROPERTY TO THE PUBLIC FOR LEASING IN COMPLIANCE WITH ALL STATE AND FEDERAL HOUSING LAWS, INCLUDING BUT NOT LIMITED TO, ANY STATE AND FEDERAL LAWS PROHIBITING DISCRIMINATION ON THE BASIS OF RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP OR FAMILIAL STATUS.
 - (b) Use Agent's best efforts to solicit and secure tenants, including the authority to negotiate leases which begin any date after the effective date of this Agreement through the current term of Tenant's Residential Rental Contract. Agent will, at Agent's sole discretion, determine if a prospect is qualified to rent the Property.
5. **Marketing:** Tenant authorizes Agent to advertise the Property (at Agents sole discretion) in such a manner as may be appropriate in Agent's opinion, including the Authority to:
 - (a) Place "For Rent" signs on the property (where permitted by law and relevant covenants) and to remove other such signs
 - (b) Place information about the property on the internet and in print advertising either directly or through a program of any listing service of which the Agent is a member or in which any of the Agent's associates participates. Type of advertising used is at the discretion of the Agent/Landlord.
 - (c) Permit other firms who belong to any listing service in which the Agent participates to advertise the property on the internet in accordance with the listing service rules and regulations.
 - (d) Enter property to conduct showings of property to prospective tenants. Agent will not show property until it has been vacated and make ready process for showings have been completed. It will be the responsibility of the current tenant to conduct any showings while they reside there.
6. **Responsibilities of Tenant:** During the time this Agreement is in effect, Tenant shall:
 - (a) NOT TAKE ANY ACTION OR ADOPT ANY POLICY TO THE EFFECT OF WHICH WOULD BE TO PREVENT AGENT FROM OFFERING THE PROPERTY FOR RENT IN COMPLIANCE WITH ALL APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO, THOSE LAWS AND REGULATIONS PROHIBITING DISCRIMINATION ON THE BASIS OF RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP OR FAMILIAL STATUS IN THE LEASING OF THE PROPERTY;

- (b) Indemnify and hold Agent harmless to the extent allowable by law from any and all costs, expenses, attorney's fees, suits, liabilities, damages or claims for damages, including but not limited to, those arising out of any injury or death to any person or loss or damage to any property of any kind whatsoever and to whomsoever belonging, including Tenant, in any way relating to the marketing of the property by Agent or the performance or exercise of any duty, obligation or authority set forth herein or hereafter granted to Agent, except to the extent that such may be the result of gross negligence or willful or intentional misconduct by Agent;
 - (c) Maintain all utilities, to include electric, gas, water, for the duration of this Agreement or the existing Residential Rental Lease between Tenant and Agent, whichever is longer;
 - (d) Make on time payments of rent per the terms of the Tenant's Residential Rental Contract for the duration of this Agreement or the existing Residential Rental Contract between Tenant and Agent, whichever is longer.
 - (e) Current tenant must clean the property according to the standards set forth in our "move-out cleaning checklist" and also subject to final inspection by agent/landlord. Current tenant agrees that all costs incurred by landlord/agent to bring property to Marquette Rentals, LLC rentable standards will be charged to tenant(s).
 - (f) Return to Agent all keys and, when applicable, all mailbox keys and all garage door openers to agent ONE DAY prior to the effective date of a Residential Rental Contract entered into with a new tenant.
 - (g) Show property until current tenant has vacated and the make ready process has been completed.
7. **Duties on Termination:** Upon termination of this Agreement by either party, each shall take such steps as are necessary to settle all accounts between them, including, but not limited to, the following: (a) Tenant shall promptly pay to Agent any fees or amounts due the Agent under the Agreement and shall reimburse Agent for any expenditures made and outstanding at the time of termination;
8. **Entire Agreement; Modification:** This Agreement contains the entire Agreement of the parties and supersedes all prior written and oral proposals, understandings, agreements and representations, all of which are merged herein. No amendment or modification to this Agreement shall be effective unless it is in writing and executed by all parties hereto.
9. **Non-Waiver of Default:** The failure of either party to insist, in any one or more instances, on the performance of any term or condition of this Agreement shall not be construed as a waiver or relinquishment of any rights granted hereunder or of the future performance of any such term or condition, and the obligations of the non-performing party with respect hereto shall continue in full force and effect.
10. **Governing Law; Venue:** The parties agree that this Agreement shall governed by and construed in accordance with the laws of the State of Michigan, and that in the event of a dispute, any legal action may only be instituted in the county where the property is located.
11. **Relationship of Parties:** Although Tenant and Agent agree that they will actively and materially participate with each other on a regular basis in fulfilling their respective obligations hereunder, the parties intend for their relationship to be that of independent contractors, and nothing contained in this Agreement shall be construed to create a partnership or joint venture of any kind.

12. **Exclusivity:** Tenant agrees that Agent shall be the exclusive marketing Agent for the property, and that no other party, including Tenant, shall offer the Property for rent during the time that this Agreement is in effect without agents written approval. Any rental contract nevertheless received by Tenant or any third party will be cause for to Agent to receive any fee due Agent as agreed to herein.
13. **Default:** If either party defaults in the performance of any of its obligations hereunder, in addition to any other remedies provided herein or by applicable law, the non-defaulting party shall have the right to terminate this Agreement if, within thirty days after providing the defaulting party with written notice of the default and the intent to terminate, the default remains uncured.
14. **Costs in Event of Default:** If legal proceedings are brought by a party to enforce the terms, conditions or provisions of this Agreement, the prevailing party shall be entitled to recover all expenses (including, but not limited to, reasonable attorney fees, legal expenses and reasonable costs of collection) paid or incurred by such prevailing party in endeavoring to enforce the terms, conditions, or provisions of this Agreement and/or collect any amount owing in accordance with this Agreement.
15. **Authority to Enter into Agreement; Principal Contact:** Tenant represents and warrants to Agent that Tenant has full authority to enter into this Agreement, and that there is no other party with an interest in the property whose joining in this Agreement is necessary. SRPM employees/agents shall serve as Tenant's principal contact for purposes of making all decisions and receiving all notices contemplated by this Agreement, and all persons signing this Agreement as Tenant(s) hereby appoint either of said persons as Tenant's agent and attorney-in-fact for the purposes set forth in this section.
16. **Notices:** Any notices required or permitted to be given hereunder shall be in writing and mailed by certified mail to the appropriate party at the party's address set forth in this Agreement.
17. **Binding Nature of Agreement:** This Agreement shall be binding upon and inure to the benefit of the heirs, legal and personal representatives, successors and permitted assigners of the parties.
18. **Assignments by Agent; Change of Ownership:** Tenant agrees that at any time during the term of this Agreement, Agent may either assign Agent's rights and responsibilities hereunder to another real estate agency, or transfer to another person or entity all or party of the Ownership of Agent's real estate agency, and that in the event of any such assignment or transfer, this Agreement shall continue in full force and effect; provided, that any assignee or transferee must be licensed to engage in the business of real estate brokerage in the State of Michigan.
19. **Other Professional Services:** Tenant acknowledges that the Agent is being retained solely as a real estate professional, and understands that other professional service providers are available to render advice or services to Tenant at Tenant's expense, including but not limited to an attorney, insurance agent, tax advisor, engineer, home inspector, environmental consultant, architect, or contractor. If Agent procures any such services at the request of Tenant, Tenant agrees that Agent shall incur no liability or responsibility in connection herewith.
20. **Changes to Property:** Landlord/Agent reserves the right to alter the premise in any way that may help the property rent faster. These changes will not be charged to current tenant unless they are repairs or replacements caused by current Tenants negligence whether by act or commission or by guest.

21. **Addenda:** Any addenda to this Agreement are described in the following space and attached hereto:

The parties agree that any such addenda shall constitute an integral party of this Agreement. In the event of a conflict between this Agreement and any such addenda, the terms of such addenda shall control.

THE AGENT SHALL CONDUCT ALL RENTAL ACTIVITIES IN REGARD TO THIS AGREEMENT WITHOUT RESPECT TO THE RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP OR FAMILIAL STATUS OF ANY PARTY OR PROSPECTIVE PARTY TO THE AGREEMENT.

TENANT:

_____ DATE: _____

_____ DATE: _____

AGENT:

By: _____ DATE: _____

(Authorized representative) - Marquette Rentals, LLC

Notice:

Marquette Rentals, LLC

307 S. Front St. #125

Marquette, MI 49855

Telephone: 906.226.8000 Email: info@mqtrentals.com

Tenant(s) forwarding information:

Address: _____

Telephone: _____

Email: _____