



1-877-IGLOODC (445-6632)

NON - Exclusive Rental Listing Agreement

Commission = 100% of first month's rent

Listing Agent: _____

fax to 202 403 3505 or scan & email to forms@urbanigloo.com

Virginia DC MD List Date _____ Expiration Date _____
 Owner Cooperating Broker Agent Property Manager

Owner Name _____ Mobile Phone _____
 Owner Address _____ Work Phone _____
 City _____ State _____ Zip _____ Home Phone _____
 Email address _____ Fax Number _____

PROPERTY INFORMATION

Property Name (If Any) _____ Metro Access: _____
 Property Address _____ Metro: Red Blue Yellow Green Orange
 Bus Other _____
 City _____ Neighborhood _____
 State _____ Zip _____ Year Built? _____
 Contact Name _____ Lead Base Paint? Yes No N/A
 Contact Phone _____ Contact Email _____

Unit #	Unit Type	# baths	Rent Price (from)	Rent Price (to)	Security Deposit	Date Available	SQ FT	Vacant	Tenant Call Info
			\$	\$	\$				
			\$	\$	\$				
			\$	\$	\$				
			\$	\$	\$				

Bldg Type	Condition	Kitchen Appliances	Floors	Laundry	Fireplace	Heat	A/C	Pets	Parking	Storage
<input type="checkbox"/> Apt <input type="checkbox"/> Coop <input type="checkbox"/> Condo <input type="checkbox"/> TH <input type="checkbox"/> Single Family	<input type="checkbox"/> New Const <input type="checkbox"/> Modern <input type="checkbox"/> Rehab	<input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garbage Disposal <input type="checkbox"/> Trash Compactor <input type="checkbox"/> None	<input type="checkbox"/> Hardwood <input type="checkbox"/> Carpet <input type="checkbox"/> Linoleum <input type="checkbox"/> HW/Cpt <input type="checkbox"/> Tile <input type="checkbox"/> Concrete	<input type="checkbox"/> In Build Free <input type="checkbox"/> In Build Pay <input type="checkbox"/> In Unit <input type="checkbox"/> None	<input type="checkbox"/> Gas <input type="checkbox"/> Wood Burn <input type="checkbox"/> None	<input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Radiator	<input type="checkbox"/> Central Unit <input type="checkbox"/> Window Unit <input type="checkbox"/> None	<input type="checkbox"/> Cats <input type="checkbox"/> Dogs <input type="checkbox"/> Wt Lmt <input type="checkbox"/> Ibs _____ <input type="checkbox"/> None <input type="checkbox"/> Negotiable Deposit \$ _____	<input type="checkbox"/> Cars <input type="checkbox"/> Garage <input type="checkbox"/> Surface <input type="checkbox"/> Month Price <input type="checkbox"/> None <input type="checkbox"/> Negotiable <input type="checkbox"/> Check w/ Agent Monthly Price \$ _____	<input type="checkbox"/> In Basement <input type="checkbox"/> In Unit <input type="checkbox"/> Other Monthly Price \$ _____
Bldg Style <input type="checkbox"/> Private <input type="checkbox"/> High Rise <input type="checkbox"/> Rental <input type="checkbox"/> Walk up <input type="checkbox"/> Mid Rise <input type="checkbox"/> Other										

Building Amenities				Utilities Included		Fees	
<input type="checkbox"/> Balcony <input type="checkbox"/> Bike Storage <input type="checkbox"/> Bus. Center <input type="checkbox"/> Cable Incl <input type="checkbox"/> Ceiling Fan	<input type="checkbox"/> Deck <input type="checkbox"/> Elevator <input type="checkbox"/> Enc. Porch <input type="checkbox"/> Freight Elev <input type="checkbox"/> Health Club	<input type="checkbox"/> Loading Dock <input type="checkbox"/> Intercom <input type="checkbox"/> Party Room <input type="checkbox"/> Patio <input type="checkbox"/> Pool	<input type="checkbox"/> Roof Deck <input type="checkbox"/> Tennis <input type="checkbox"/> Walk-in-Closet <input type="checkbox"/> Yard	A/C <input type="checkbox"/> Yes <input type="checkbox"/> No Electricity <input type="checkbox"/> Yes <input type="checkbox"/> No Gas <input type="checkbox"/> Yes <input type="checkbox"/> No Heat <input type="checkbox"/> Yes <input type="checkbox"/> No	Move In \$ _____ Move Out \$ _____ Elevator \$ _____ _____ \$ _____		

Additional Information Required? _____

Lease Information

Rent Checks Payable to: _____

Send Payments Monthly to: _____

Accept Co-Signers? YES NO Option to purchase possible as a Rent to Own? YES NO

Who prepares lease? Landlord Urban Igloo Lease term beyond 1 year? YES NO How Long? _____

Who Completes Credit Report? Landlord Urban Igloo

Who Completes Verification Forms? Landlord Urban Igloo

Is your property on the market for sale? YES NO

Guarantee Access

To better show and rent your property, we ask for "guaranteed access".

Kindly select one of the following options:

- Urban Igloo holds the keys securely in our office.
- I will leave my keys with an on site engineer.
- Open house — please provide 3 different times the property + hours _____
- I will leave my keys in a lockbox. Where is lockbox? _____
- Someone will be available to show the property within 1 hours notice.

Our Agreement with you:

URBAN IGLOO, LLC's fee ("brokerage fee") is the equivalent of one month's rent for a 12 month lease term per unit rented, and is equivalent to one and one half month's rent for a 13-36 month term, per unit rented or as otherwise specified in the Lease. Rent is defined by the annualized amount of income paid for the Rental Unit, or each rental unit, as the case may be. This includes paid parking or storage if included with the Lease.

Terms: URBAN IGLOO, LLC shall earn the brokerage fee upon full lease signing by both parties.

URBAN IGLOO, LLC will collect certified funds for the following: A Security Deposit in the amount as ratified in the Lease, made out to the Landlord, and forwarded to you with the Lease, and; one month's rent ("the first month's rent") or as otherwise agreed to and ratified in the Lease, made out to Urban Igloo, LLC. As the Tenant has made out the first month's rent (or otherwise) per rental unit with certified funds to Urban Igloo, LLC, said certified funds will serve as the brokerage fee, and the brokerage fee will be earned when the Lease is fully executed. There is no brokerage fee if you lease your rental(s) on your own. We only collect a brokerage fee if and when the tenant(s) provided by Urban Igloo, LLC are accepted into a lease at your property, whether it be the unit you listed, or another unit which you showed to the Tenant, and he/she/they agreed to lease. Urban Igloo, LLC is not an agent of the Landlord in said transaction(s).

As the Owner / Cooperating Broker/ Agent / Property Manager, I have reviewed the listing information specific to the rental properties above, and agree to accept responsibility for the accuracy of the information as well as agree to the terms of this contract. Undersigned attests that he or she is either the owner or a contractually authorized agent for the property described above at the date of this contract.

I am the OWNER OF RECORD, Cooperating Broker, Agent of the Owner, Property Manager, and agree to the terms of the contract.

Signature _____

Name _____ Date _____

Electronic signature deemed reliable confirmation of lessors' agreement with the policies noted in this listing agreement.

If you have further questions regarding this contract, please contact Urban Igloo, LLC at 1-877-445-6632, or email at forms@urbanigloo.com.

Urban Igloo LLC does not discriminate on the basis of race, religion,sex, familial status, national origin, ancestry, handicap, disability, age, marital status, parental status, sexual orientation, transgender status, transsexual status, military discharge status, unfavorable discharge from military service, source of income, or any other protected category.

