



LIBBY KIRWIN REAL ESTATE

### RENTAL BROKERAGE FEES

Thank you for listing your property with LIBBY KIRWIN REAL ESTATE.  
Our commission rates are listed below.

### 2017 COMMISSION RATES

LEASE TERM	COMMISSION RATE
0 -30 days	15% of Gross Rental Term
31 days – 4 months / Summer Season	12% of Gross Rental Term
4 - 6 months	10% of Gross Rental Term
6 – 12 months	9% of Gross Rental Term
12 – 23 months	1 month's rent
2+ Years	1 ½ month's rent

**PLEASE NOTE:** A \$300.00 minimum commission will apply regardless of term.

Total commission is payable in full at the execution of the lease to LIBBY KIRWIN REAL ESTATE.

At no time is the commission refunded to the Landlord once there is an agreement to accept the tenant and a lease is signed. LIBBY KIRWIN REAL ESTATE is not responsible for a lease that does not come to fruition and will not reimburse once a commission is received.

Military Clause does not warrant the refund of a commission to the Landlord. LIBBY KIRWIN REAL ESTATE is not responsible for the refund of the commission check of a lease that is not completed through the terms on the basis of the Military Clause.

## 2017 COMMISSION SCHEDULE

### 2+ Years:

LANDLORD agrees to pay LIBBY KIRWIN REAL ESTATE a commission equal to 1 ½ month's rent in consideration of its services in procuring this Lease, due and payable at the commencement of this Lease. No rebate of commission will be allowed for early termination by either party or default under this Lease. Should this Lease be renewed after the 1<sup>st</sup> year, LANDLORD agrees to pay *Libby Kirwin Real Estate* one half of the first month's rent.

### 12 - 23 Months:

LANDLORD agrees to pay LIBBY KIRWIN REAL ESTATE a commission equal to 1 month's rent for any lease longer than 1 year but less than 2 years due and payable at the commencement of this Lease. No rebate of commission will be allowed for early termination by either party or default under this Lease. Should this Lease be renewed after the expiration of the lease term, LANDLORD agrees to pay *Libby Kirwin Real Estate* one half of the first month's rent.

### 6 -12 Month Term:

LANDLORD agrees to pay LIBBY KIRWIN REAL ESTATE a commission equal to 9% of the gross sum of the term of the lease in consideration of its services in procuring this Lease, due and payable at the commencement of this Lease. No rebate of commission will be allowed for early termination by either party or default under this Lease. LANDLORD agrees to pay a commission of five percent (5%) to *Libby Kirwin Real Estate* for any renewal or extension of this lease.

### 2 - 6 Month Term:

LANDLORD agrees to pay LIBBY KIRWIN REAL ESTATE a commission equal to 12% of the gross sum of the term of the lease in consideration of its services in procuring this Lease, due and payable at the commencement of this Lease. No rebate of commission will be allowed for early termination by either party or default under this Lease. LANDLORD agrees to pay a commission of five percent (5%) to *Libby Kirwin Real Estate* for any renewal or extension of this lease.

### 0 - 30 Days:

LANDLORD agrees to pay LIBBY KIRWIN REAL ESTATE a commission equal to 15% commission of the gross sum of the lease in consideration of its services in procuring this Lease, due and payable at the commencement of this Lease. No rebate of commission will be allowed for early termination by either party or default under this Lease. LANDLORD agrees to pay a commission of five percent (5%) to *Libby Kirwin Real Estate* for any renewal or extension of this lease.

Landlord Signature:

Date: