



Texas Ally
real estate group

Tenant Representation Agreement

Tenant/Client: _____
 Address: _____
 City/State/zip: _____
 Phone: _____
 Email: _____

Texas Ally Real Estate Group
 2211 S IH35 Ste 208
 Austin, TX 78741
 512.763.2559
 www.texasally.com

Agreement: Tenant grants to Broker the sole and exclusive right to act as Client's real estate agent for the purpose of leasing property. All notices shall be in writing and effective when delivered to the above.

Term: This agreement commences on _____ and ends on _____ at 11:59 p.m.

Obligations: Broker will assist Client in leasing property; negotiate the leasing and comply with this agreement. Client will work exclusively through Broker in leasing and negotiating property; inform other brokers, agents and tenants with whom client may have contact that broker exclusively represents client and comply with this agreement.

Confidential Information: Broker may not knowingly disclose information obtained in confidence from client except as authorized by client or required by law.

Broker's Fees:

- Commission: The parties agree that broker will receive a commission calculated at follows: _____% of the gross leasing price if client agrees to lease property.
- Retainer: Client will pay broker a retainer of \$ _____
- Hourly Fees: Client will pay broker fees at the rate of \$ _____ per hour. Hourly fees are earned when Broker's services are rendered and are payable when billed.
 Broker will seek to obtain payment from listing agent as specified in Broker to Broker multiple listing agreements.

Earned & Payable

Broker's commission is earned when: Client enters into a contract to lease property or breaches this agreement. Broker's commission is payable, either during the term of this agreement or after it ends, upon the earlier of: the closing to lease the property, client's breach of the contract or client's breach of this agreement.

Termination: The parties' agency relationship can be terminated at any time; however the contractual provisions and obligations will survive and only can be modified or terminated by the mutual consent of both parties.

Default: If either party fails to comply with this Agreement or makes false representations in this Agreement, the non-complying party is in default. If client is in default, client is liable for the amount of compensation that Broker would have received under this Agreement. If Broker is in default, client is not responsible for broker's compensation.

 Tenant Date

 Broker's Printed name

 Tenant Date

BY: _____
 Broker's/Associate's Signature Date