

Pacesetter Steel Property Management LLP
AUTHORIZATION TO LEASE

1. **PARTIES:** This Agreement between _____
herein after called Owner, and Pacesetter Steel Property Management LLP, herein called Broker,
whereby the owner appoints the Broker, the Exclusive Agent to lease the following described property.
2. **PROPERTY:** _____ City of _____
County of _____ State of _____
3. **TERM:** This agreement shall be for a term of _____ (or the length of a lease
longer than one year) beginning on the _____ day of _____ 20____. The termination
date will be extended to coincide with the subject property's current lease expiration date. Owner may
cancel this Agreement prior to the expiration date above by giving thirty days advance notice in
writing and paying all sums due Broker under the terms of this Agreement for its full term. Broker may
cancel this Agreement prior to the expiration date above by giving thirty days advance notice in
writing.
4. **RENTALS:** Broker will use best efforts to lease or rent the property at a rate of
\$ _____ per month. Broker is given the authority to negotiate a monthly rent rate equal
to or greater than \$ _____ per month.
5. **BROKER'S AUTHORITY:** Owner hereby grants Broker the sole and exclusive right to lease the
Property.
6. **LEASING:** Broker is given the exclusive right to execute lease(s) and renewal(s) or a total maximum
period of _____ months.
7. **COMMISSION:** A leasing fee of fifty (50) percent of the first full month's rent will be due to Broker
upon tenant's possession. In the event the property is sold or exchanged to any person, firm,
corporation, or legal entity whom Broker placed in the Property, Broker shall be entitled to an
additional commission of the gross sales price, (_____ percent listing, _____ percent selling). All
listing and selling commissions due to Broker by any provision of this Agreement will be deducted
from funds at closing.
8. **INDEMNIFY:** Owner agrees to indemnify Broker, its agents, servants, contractors, and employees,
from all claims, suits, and charges that may arise out of this Agreement.
9. **PAYMENT:** Owner agrees to pay all charges. (Cleaning, maintenance requests, advertising, etc. and
Broker fees upon turning over lease and monies collected from tenant)

Owner Date

By: _____
Pacesetter Steel Property Mgmt. Date

Owner Date

Address: _____

Phone: _____

Nearest relative not living with owner:
Name/Address/Phone: _____

** Advertising costs (Avg. \$25 per week). We request that \$50 is paid up front, and any credit due will be refunded.