

(12) – If broker charges a retainer fee, amount would be entered here. Otherwise leave blank or write N/A.

- 12. [APPLIES ONLY IF FILLED IN.] I/We will pay you a non-refundable retainer fee of \$ _____, due and payable when you sign this Contract, to be applied to any professional service fee that you earn under this Contract; or an hourly professional service fee of _____ upon receipt of your bill.
- 13. You will search diligently for a home for me/us regardless of the efforts of any other tenant brokers from Landlord(s) and/or listing brokerage.
- 14. [APPLIES ONLY IF FILLED IN] OTHER: _____

(12) Hourly Service Fee – Fill in only if applicable.

(14) Other Terms – If there are any circumstances where any part of the agreement may not apply or may be different due to a specific circumstance, please write it in here.

is, or against my/our heirs, administrators, executors, and assigns. fees which you may incur to collect any monies due you under this Contract. discharged only by a written agreement between the parties.

This Contract is subject to the Connecticut General Statutes prohibiting discrimination in commercial and residential real estate transactions (C.G.S. Title 46a, Chapter 814c).

IT IS UNLAWFUL UNDER FEDERAL AND OR STATE LAW TO DISCRIMINATE ON THE BASIS OF RACE, CREED, COLOR, NATIONAL ORIGIN, ANCESTRY, SEX, GENDER IDENTITY OR EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, AGE, LAWFUL SOURCE OF INCOME, FAMILIAL STATUS, LEARNING DISABILITY, PHYSICAL OR MENTAL DISABILITY, STATUS AS A VETERAN, STATUS AS A VICTIM OF DOMESTIC VIOLENCE, ERASED CRIMINAL HISTORY INFORMATION, STATUS AS A VICTIM OF SEXUAL ASSAULT OR STATUS AS A VICTIM OF TRAFFICKING IN PERSONS.

I/We read and understand this section: All Tenants Initial _____

Fair Housing Statement:
Be sure to explain the fair housing notice to _____ a OF your Tenant(s) and have them initial.

THE REAL ESTATE BROKER MAY BE ENTITLED TO CERTAIN LIEN RIGHTS UNDER THE CONNECTICUT GENERAL STATUTES.

Execution by Electronic Methods. The parties agree that they may enter into this Contract (including any amendments hereto) email. This consent applies only to this transaction, and either party may withdraw such consent by email or in writing, but such withdrawal will not affect the validity or enforceability of this Contract (or any amendments hereto) after it has been entered into. Email, and retention of and access to email software.

Execution by Electronic Methods:
This paragraph is to agree that the tenants will allow communication via email (electronic methods) or in writing. The authorized representative inserts their email address **and** the email address(es) of all the tenants who are signing this agreement.

Broker (Auth Rep.) email address: _____

Tenant(s) email address: _____

If any party changes its email address it will promptly notify the other party of the new email address.

Brokerage Firm: _____ Tenant _____ Date _____

By: (Auth Rep.) _____ Tenant _____ Date _____

Address: _____ Address: _____

You must make sure you have also initialed, signed and dated the agreement. All tenant(s) MUST receive a copy of the fully executed agreement at the time it is signed.