TENANT REPRESENTATION AGREEMENT

EXCLUSIVE RIGHT TO REPRESENT:

_____(“Tenant") grants: **Main Street** Realty ("Broker") beginning on: _____ and ending in 60 days of the date of this agreement , or on completion of a resulting transaction, whichever occurs first (“Representation Period"), the exclusive and irrevocable right, on the terms specified in this Agreement, to represent the tenant in finding a suitable rental home based on the following specification:

PROPERTY SPESFICATION ARE AS FOLLOWS:

1) One year lease with a potential renewable year to year from thereafter base on a mutually agreed between tenant and landlord with a new terms and conditions :

2) City of Choice:_____

3) No. of Bedrooms:_____

4) No. of Bathrooms:_____

5) Size of Living Area:_____

6) Range of price:_____

Broker will search and find properties for you matching these above specifications based on homes that are available.

Broker agrees to exercise due diligence and reasonable efforts to fulfill the following authorizations and obligations.

Broker will perform its obligations under this agreement through the individual signing for the broker below or another real estate licensee assigned by boker, who is either broker individually or an associate-licensee (an individual licensed as a real estate salesperson or broker who works under broker's real estate license). Tenant agrees that Broker's duties are limited by the terms of this agreement, including other limitations set forth by rule and regulation and law of California.

TENANT REPRESENTATION: Broker will represent, as described in this Agreement, tenant in any resulting transaction.

POSSIBLE DUAL AGENCY WITH LANLORD: Depending on the circumstances, it may be necessary or appropriate for Broker to act as an agent for both tenant and landlord to act as a dual agent representing both tenant and landlord. If Tenant is shown property listed with Broker, tenant consents to Broker becoming a dual agent representing both tenant and broker with respect to those properties.

In event of dual agency, tenant agrees that: (a) Broker, without the prior written consent of tenant, will not disclose to landlord/property management that the tenant is going to pay compensation to broker to procuring the property.

COMPENSATION TO BROKER: The understanding between Tenant and the Broker is the amount of compensation to the brokers for his services is: half of the first month rent. The said amount is paid by the tenant to the Broker "Main Street Realty (all compensation and fees are paid to the Broker upon execution and acceptable lease).

Tenant initials(____)(__i_) Broker initials(____)