



NON-EXCLUSIVE LISTING AGREEMENT

Bear Property Management, Inc.
Chicago Office: (773) 754-8077 Fax: (773) 754-8076

Bear Property Management, Inc.
4015 80th Street
Kenosha, WI 53142
Corporate Office: (262) 697-9616 Fax: (262) 697-9856

OWNER INFORMATION:

Owner/Mgmt Co.: _____ Email: _____

Owner Address: _____ City: _____ State: ____ Zip: _____

Cell: _____ Work Phone: _____

Home: _____ Fax: _____

BUILDING INFORMATION:

Address: _____ Point of Contact: _____

Building Type: _____ Neighborhood: _____

UNIT #	PRICE \$	#BEDS	#BATHS	SEPARATE LIVING & DINING?	APPROXIMATE SQ FOOTAGE	CURRENT TENANT INFO <small>(If occupied)</small>	DATE UNIT WILL BE AVAILABLE

PLEASE CIRCLE ALL THAT APPLY

PROP TYPE	CONDITION	KITCHEN	FLOORS	LAUNDRY	BATHROOM	HEAT	AC
CONDO RENTAL MGT.CO PRIVATE	VINTAGE MODERN PART REHAB GUT REHAB NEW CONST	STANDARD MODERN NEW GOURMET DISHWASHER MICROWAVE	HARDWOOD CARPET HW/CPT TILE LINOLEUM	COIN OP FREE IN UNIT HOOKUP NONE	VINTAGE MODERN STANDARD NEW MARBLE JACUZZI TUB	GFA RADIATOR ELECTRIC GAS SPACE FIREPLACE	WINDOW SLEEVE CENTRAL

PETS Cats Allowed _____ Dogs Allowed _____ Weight Limit _____



BUILDING AMENITIES	EXTERIOR FEATURES	PARKING	FEES AND DEPOSITS	
DOORMAN WORKOUT STORAGE BIKE ROOM POOL INTERCOM ELEVATOR WALK IN CLOSET	DECK BALCONY PATIO ROOF DECK ENC.PORCH GARDEN TENNIS	PARKING INCLUDED IN RENTAL PRICE? YES:___ NO:___, \$___ # OF SPOTS AVAILABLE: ___ PLEASE CIRCLE: OUTDOOR GARAGE TANDEM HEATED	SECURITY DEPOSIT \$_____ MOVE IN FEE \$_____ MOVE OUT FEE \$_____ ELEVATOR \$_____	PET DEPOSIT \$_____per cat \$_____per dog PET FEE (non-refundable) \$_____per cat \$_____per dog

What utilities, if any, shall be included in rental price? (please initial)

HEAT____ ELECTRICTY____ WATER____ GAS____ CABLE____ INTERNET____

Do you allow future tenants to paint provided unit is restored to its original condition upon completion of lease term? Yes:___No:___Comments:_____

RENT INFORMATION:

Who should rent checks be made out to?_____

Will you accept co-signers? YES:___NO:___

Will you accept Section 8 Applicants? YES:___NO:___

Was your building built before 1978? YES:___NO:___

ADDITIONAL NOTES/REMARKS:



LEASE ADMINISTRATION INFORMATION:

Will Bear Property Management (BPM) handle lease signing? (please initial)

Yes: _____ No: _____ *if answered yes please note that BPM uses a standard Chicago apartment lease
In full compliance with the "Residential Landlord and Tenants Ordinance"
(Municipal Code of Chicago, Title 5 Chapter 12)

COURTESY HOLD:

Bear Property Management’s policy is to provide rental applicants 24 hours to allow the time needed to gather and provide BPM with all information/documentation (e.g. credit info, pay stubs etc.) required to bring their application to complete status. BPM requests that landlords hold the unit off the market during this period to allow time for the prospective tenant to complete this process.

Will you agree to a 24 hour hold on this apartment? (please initial) Yes: _____ No: _____

SIGNS:

Bear Property Management can put a *For Rent* sign on the property.

Initial Yes _____ or No _____ for authorization of Bear Property Management signage.

TERMS OF AGREEMENT

Bear Property Management’s brokerage fee is equivalent to one month’s rent, including rent on deeded parking (if any), for finding a tenant for a unit for a 12- month lease term. BPM will collect the first month’s rent in the form of a deposit from the rental client. BPM shall earn the brokerage fee upon lease signing. If in the event BPM finds a tenant for the unit for a 24-month lease term, BPM’s brokerage fee is equivalent to two month’s rent due at the time of the lease signing.

BPM collects a credit check fee from rental client at the time of application and will provide the landlord/property owner with a complete credit analysis for the rental applicant. BPM uses its best effort to provide qualified rental applicants. The ultimate determination regarding the applicant’s suitability and credit worthiness remains the responsibility of the landlord/property owner.

BPM does not earn a fee if the landlord/property owner rents their apartment(s) on their own (i.e.to a non-BPM rental client).

I AGREE TO THE TERMS OF THIS CONTRACT

NAME (please print)

DATE

X _____
SIGNATURE

BPM abides by the Title V111 of the Civil Rights Act of 1968 (Fair Housing Act) which, as amended, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, national origin, religion, sex, familial status and disability.

