

## EXCLUSIVE AGREEMENT FOR COLLECTION OF RENTS AND/OR OTHER MONIES DUE.

1. **PARTIES:** This agreement between \_\_\_\_\_, the owner or legally appointed representative of the premises, hereafter called landlord and \_\_\_\_\_ of \_\_\_\_\_, hereafter called the agent, whereby the landlord appoints the agent, and assigns exclusive agent to collect rents and/or other monies due from all tenants, hereafter called the rent, at the following property:  
\_\_\_\_\_.
2. **EXCLUSIVE AGREEMENT TO COLLECT RENTS AND/OR OTHER MONIES DUE:** Owner hereby employs agent \_\_\_\_\_, exclusively to collect rents and/or other monies due to landlord from the rent, for landlord's property known as:

REAL PROPERTY: STREET ADDRESS:

\_\_\_\_\_

\_\_\_\_\_

and transferred to landlord, at a mutual area or meeting place to be determined by landlord, on set date to determine by landlord, every month pursuant to paragraph 3, under the terms and conditions herein set forth. The property includes the entire premises in full. Agent agrees to accept the assignment of the property, to the extend, for the period, and upon the terms herein provided and agrees to furnish his services for the collection of rents and/or other monies due to property. Landlord and agent agree that agent is given full power and authority to do and perform all and every lawful act and thing necessary for the purposes of collecting rents and/or other monies due and any other lawful act deemed necessary or prudent in agent's judgment in regard to said property. Agent also agrees to provide landlord with physical receipts of the rent and date of the rent collected, whereby landlord will provide each tenant with copy of receipts as official documentation that the rent was well received, paid on time and/or the rent was received late with late fees and penalties included. Landlord will be responsible for acquiring attorney to begin tenant termination for eviction process if tenant fails to provide agent with the rent in the time allocated as stated in lease agreement.

Agent is to have no other contact or interaction with any tenant except for the sole purpose and agreement of collecting rents and/or other monies to landlord matters and will not provide tenant with any and/or personal information regarding landlord and/or landlord agent business and/or matters of any kind. Agent however may provide tenants with landlord coordinator's phone number for any matters including but not limited to matters regarding the rent or issues outside of agent's assignment.

3. **TERM:** It is mutually agreed by and between the parties that this agreement shall be binding upon the parties' successors, estate and assigns and shall remain in full force and affect until:

The terms shall begin in the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and will be in effect for 6 months, and will end on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ or until termination by landlord is actually physical written and received by agent. If agreement between either party is terminated due to any expected or unforeseen circumstances or landlord deems service is no longer necessary, both parties agree that all consideration and/or monies due to landlord from agent for the rent, collected from all tenants and/or fess owed to agent from landlord, for exclusive assignment agreement listed, will be paid, pursuant to paragraph 4, in full with physical receipt and documented proof via an official witness such as a notary public or an attorney at law.

**4. AGENT COMPENSATION:** Landlord agrees to compensate agent as follows:

Amount of compensation: The owner agrees to pay the agent fee \$\_\_\_\_\_ upon completion of services per month, pursuant to paragraph 3. Agent will deduct the agent fee from the total monies owed and collected each month by the agent, from tenants, with all receipts included as proof tenant paid on time and/or paid late with late fees or penalties included; to pay the agent. Landlord will provide the agent with receipt of payment for services as official documents of each successful transaction each month.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, \_\_\_\_\_, Landlord/Owner  
PRINT NAME SIGNATURE

\_\_\_\_\_, \_\_\_\_\_, Landlord/Owner  
PRINT NAME SIGNATURE

\_\_\_\_\_, Landlord/Owner Address

\_\_\_\_\_ Landlord/Owner Phone Number

\_\_\_\_\_, \_\_\_\_\_, Agent  
PRINT NAME SIGNATURE

\_\_\_\_\_, Agent Address

\_\_\_\_\_ Agent Phone Number