

# **AGENT SERVICE AGREEMENT**

(Student Property Listing & Inspection Platform)

This Agent Service Agreement (“Agreement”) is made between:

Platform Name: **Rentora**

Platform Owner: **Ayoola Muhammed**

AND

Agent Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

Residential Address: \_\_\_\_\_

Valid ID Type & Number: \_\_\_\_\_

Effective Date: \_\_\_\_\_

## **1. PURPOSE OF AGREEMENT:**

The Platform operates a student-focused property listing and inspection facilitation system in Ogbomosho, Nigeria.

The Agent agrees to upload verified properties and conduct property inspections for users of the Platform under the terms stated in this Agreement.

## **2. AGENT ELIGIBILITY & VERIFICATION:**

Before approval, the Agent must provide:

1. Valid Government-Issued Identification
2. Verified Phone Number

3. Residential Address
4. Bank Account Details for payment
5. Any additional information requested by the Platform

The Platform reserves the right to approve or reject any Agent application.

### **3. ROLE & RESPONSIBILITIES OF THE AGENT:**

The Agent agrees to:

1. Upload only genuine and physically verified properties.
2. Ensure all property information, price, and images are accurate.
3. Personally inspect properties before listing.
4. Attend scheduled inspection appointments on time.
5. Behave professionally when interacting with users.
6. Update property status when rented or unavailable.
7. Represent the Platform honestly and responsibly.

### **4. PROPERTY OWNERSHIP & ASSIGNMENT:**

1. Any property uploaded by the Agent shall automatically be assigned to that Agent.
2. The Agent shall manage inspection requests related to properties they uploaded.
3. The Platform reserves full authority to:
  - Edit listings
  - Reassign properties
  - Remove listings at its discretion

## **5. INSPECTION FEE & REVENUE SHARING:**

1. The inspection fee is ₦2,000 per booking.
2. All inspection payments must be made through the Platform.
3. For every successfully completed inspection:
  - ₦1,500 shall be paid to the Agent.
  - ₦500 shall be retained by the Platform.
4. The Agent will be paid monthly.
5. Payment will be made on or before the 5th day of each new month.
6. Only inspections marked as “Completed” and not under dispute shall be eligible for payment.

## **6. PAYMENT CONDITIONS:**

1. Earnings become eligible for payout 24 hours after inspection completion.
2. If a dispute is filed, payment may be delayed by pending investigation.
3. The Platform reserves the right to withhold payment in cases of fraud or misconduct.
4. The Platform may set a minimum payout threshold if necessary.

## **7. INSPECTION RULES:**

1. If the Agent fails to attend a confirmed inspection:
  - The user will receive a full refund.
  - The Agent will not be paid.

2. If the user fails to attend:
  - The inspection is considered to be completed.
  - The Agent remains eligible for payment.

3. If the property is unavailable or misrepresented:

- The Platform may issue a refund.
- The Agent may lose eligibility for payment.

## **8. PROPERTY AVAILABILITY & STATUS OBLIGATION:**

1. The Agent must immediately notify the Platform if any listed property:

- Has been rented out
- Is no longer available
- Has changed in price or condition
- Becomes temporarily unavailable

2. The Agent must not allow unavailable properties to remain active on the Platform.

3. If a user books and pays for inspection of a property that has already been rented or is unavailable due to the Agent's failure to update the Platform:

- The user will be refunded.
- The Agent shall not receive payment for that inspection.
- The Agent may be held financially responsible for losses incurred due to negligence.
- Repeated failure may result in suspension or termination.

4. Three (3) verified negligence incidents within a six (6) month period may result in automatic termination of the Agent's account.

5. The Platform reserves the right to remove or deactivate any property listing without prior notice if deemed necessary.

## **9. PROHIBITED CONDUCT:**

The Agent must NOT:

1. Upload fake or misleading properties.
2. Collect inspection fees directly from users.
3. Request payment outside the Platform.

4. Share user contact information improperly.
5. Bypass the Platform to negotiate private inspection deals.
6. Use Platform data to create a competing service.
7. Harass, intimidate, or mislead users.

Violation may result in immediate suspension or termination.

## **10. NON-CIRCUMVENTION CLAUSE:**

The Agent agrees not to bypass the Platform to conduct private transactions with users introduced through the Platform.

Any attempt to divert users for personal financial gain outside the Platform may result in termination and possible legal action.

## **11. CONFIDENTIALITY:**

The Agent agrees to keep confidential:

- Platform internal processes
- User data
- Financial information
- Operational strategies

Confidentiality obligations survive termination of this Agreement.

## **12. SUSPENSION & TERMINATION:**

The Platform may suspend or terminate the Agent if:

- Fraud is detected
- Verified user complaints are received
- Policies are violated
- Misrepresentation of property occurs
- Unprofessional conduct is observed

Termination may result in forfeiture of unpaid earnings where misconduct is proven.

### **13. LIMITATION OF LIABILITY:**

The Platform acts solely as an intermediary between users and property owners.

Final rental agreements are strictly between landlord and tenant.

The Platform shall not be liable for:

- Private rental disputes
- Rental rejection
- Agreements made outside the Platform

### **14. MODIFICATION OF TERMS:**

The Platform reserves the right to update this Agreement.

Agents will be notified of significant changes.

Continued use of the Platform implies acceptance of updated terms.

### **15. GOVERNING LAW:**

This Agreement shall be governed by the laws of the Federal Republic of Nigeria.

### **16. ACCEPTANCE:**

By signing below, both parties confirm they have read, understood, and agreed to the terms of this Agreement.

Platform Owner Name: Ayoola Muhammed

Agent Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_