



TENANCY RETAINER
&
PRE-APPROVAL AGREEMENT

Customer wishes to contract Royal Rose Properties (RRP) for assistance in finding a rental home and shall demonstrate their commitment to hiring RRP via paying an upfront, nonrefundable \$99.00 retainer fee. Customer desires RRP assistance in finding a rental home that meets the following criteria:

Max Monthly Rent: \$ _____	Move By Date: _____
Cities: #1: _____	#2: _____ #3: _____
#Bedrooms: _____	#Baths: _____ Sq Ft: _____
<input type="checkbox"/> Basement (<input type="checkbox"/> Finished) <input type="checkbox"/> Garage	
Type: <input type="checkbox"/> House	<input type="checkbox"/> Condo <input type="checkbox"/> Duplex <input type="checkbox"/> Townhouse <input type="checkbox"/> Other _____
Style: <input type="checkbox"/> Ranch	<input type="checkbox"/> Bungalow <input type="checkbox"/> Cape Cod <input type="checkbox"/> Colonial <input type="checkbox"/> Other _____
<input type="checkbox"/> Pets <input type="checkbox"/> Fenced Yard <input type="checkbox"/> Fridge <input type="checkbox"/> Stove <input type="checkbox"/> Micro <input type="checkbox"/> Dshwshr <input type="checkbox"/> Grbg Disp <input type="checkbox"/> Wshr/Dryer	

In exchange RRP shall search private networks, search numerous databases, and arrange showings for Customer. RRP shall provide Customer a Tenancy Pre-Approval package with the following as applicable:

1. A Financial Summary Sheet demonstrating how much rent they can afford to pay.
2. *Their completed rental application.
3. *Copies of their driver's license(s) & social security card(s).
4. *A letter of explanation for any negative information (supporting documentation if necessary).
5. * Letter from current or previous landlord (contact info to be supplied by Customer).
6. Their credit report.
7. *A recent paystub, W-2, Letter of Employment, etc. to prove work history & income.
8. *Recent statements for checking, saving, retirement, etc. as proof of move-in funds & savings pattern.
9. If applicable, a pet letter from previous landlord.
10. *A signed authorization form allowing independent verification of employment, income, assets, etc.

RRP will credit any paid retainer fee towards any rental transaction where RRP receives an acceptable commission amount. The completion of the Tenancy Pre-Approval Package is contingent on Royal Rose Properties (RRP) receiving the asterisked (*) documents above from the Customer(s) within 10 days of the signing of this agreement. After such time, Customer may forfeit any & all fees paid, and RRP is released from providing said package.

While RRP may review a multitude of homes on behalf of Customer, RRP will show only a maximum of 5 homes to Customer. RRP makes no guarantees that the Tenancy Pre-Approval package will result in obtaining any specific property for rent or any property at all. It is understood that the Pre-Approval Fee covers an individual or married couple. Each additional unmarried co-applicant is required to pay an additional application fee of \$25.00.

By signing below, Customer(s) agrees to all these terms:

_____	_____	_____	_____
Signature	Date	Signature	Date
Print Name: _____		Print Name: _____	