

Property Vision, Inc.
1428 5th Ave S
Anoka, MN 55303
Phone: 763-421-4030 Fax 763-421-4080
Email: larsonj@propertyvision.net

Fee Structure for the property located at:

100% of the First Full Months Rent

Fee Includes:

- Facilitate proper marketing of the property for rent or rent to own
- Perform all showings to potential tenants
- Provide property owners with a thorough tenant screening of applicant
- Provide lease paperwork and addendum's for property
- Perform lease signing, collection of security deposit, first months rent and pet deposits

Property Vision, Inc compensation shall be an amount equal to one full months rent regardless of what date during the month the tenant takes occupancy. Property Vision, Inc. does not hold security deposits. Owners must deposit security deposits into an interest bearing account and refund the security deposit or provide an explanation why tenant(s) will not be receiving their deposit back within 21 days of the tenant vacating the premises.

Property Vision, Inc shall lease the available space of the property, shall screen applicants, and shall be responsible for all negotiation with prospective residents. Property Vision, Inc shall not, without prior written consent of the owner, enter into any lease for a term of less than twelve months. Property Vision, Inc shall have the right, with prior Owner approval, to make concessions, including rental concessions, as inducements to prospective residents to occupy the property.

Property Vision, Inc may, with prior Owner approval, negotiate all extensions and renewals of leases. If tenant(s) renews their lease or stays longer than 1 year Owner agrees to pay Property Vision, Inc. 30% of the first months rent each year the tenants resides in the property.

Property Vision, Inc shall advertise the property. Owner agrees to reimburse Property Vision, Inc for advertising costs approved by owner. Owner accepts the possibility that this advertising may attract prospects that end up renting something other than the property.

Property Vision, Inc shall act as the exclusive agent of the Owner to rent the above listed property.

Owner shall indemnify and hold harmless Property Vision, Inc with respect to liability and damages, cost and expenses, (including litigation) in connection with any damage or injury whatsoever to persons, the property or personal belongings arising out of the use, operation, occupation, ownership, maintenance, or control of the property or out of any matter or thing with respect to which it is elsewhere in the contract provided or agreed that Property Vision, Inc shall not be under responsibility. However, the owner shall not indemnify the Property Vision, Inc against the willful misconduct or gross negligence of Property Vision, Inc.

For an additional fee per service Property Vision, Inc will inspect property upon move-in, move-out, provide month to month management of the property, and will inspect the premises quarterly and provide owner with updates pertaining to the property. Property Vision, Inc. will estimate and assess appropriate maintenance and repair cost against the residents. Repairs will be charged to owner and billed to the residents (if resident caused).

Owner authorizes Property Vision, Inc to re-key the locks as needed before a new resident takes

occupancy if needed and with prior Owner approval.
 If tenant purchases home from Owner, Owner agrees to pay Property Vision, Inc. 4% of purchase price.

 Owner Signature

 Property Vision, Inc. Signature

NEW ACCOUNT QUESTIONNAIRE

Property Information

Property Address: _____

City: _____ State: _____ Zip: _____

Contact Person: _____

City: _____ State: _____ Zip: _____

Home: _____ Work: _____ Cell _____

Email Address: _____

Do you have current rental license for the property? Yes or No

Is there a mortgage on the property? Yes or No

What is the monthly mortgage payment? \$ _____

Mortgage Company: _____ Acct#: _____

Are you current on your mortgage payments? Yes or No

Are you willing to sell the home on a Rent to Own or Contract for Deed? Yes or No

What terms/price would you sell it for: _____

Do you have any warranty or service programs in place on the property? Yes or No

Comments: _____

Are there any initial repairs or maintenance items necessary at this time? Yes or No

Comments: _____

Utility Information

	Circle who pays	Service Provider	Estimate/Month
Heat:	Owner/Renter	_____	\$ _____
Electric:	Owner/Renter	_____	\$ _____
Water:	Owner/Renter	_____	\$ _____
Trash:	Owner/Renter	_____	\$ _____
Lawn:	Owner/Renter	_____	\$ _____
Snow:	Owner/Renter	_____	\$ _____
Phone:	Owner/Renter	_____	\$ _____
Cable:	Owner/Renter	_____	\$ _____
Internet:	Owner/Renter	_____	\$ _____
_____:	Owner/Renter	_____	\$ _____
_____:	Owner/Renter	_____	\$ _____

Lease Information

What do you feel is the rent range for this property? _____

Comments: _____

When is the property available for occupancy? _____

Comments: _____

Is our standard lease term of twelve months with a sixty day notice to vacate okay? Yes or No

Comments: _____

Will you allow pets on this property? Dogs Cats Either None

Comments: _____

Can residents make minor modifications (paint, remove borders, etc. . .)? Yes or No

Comments: _____

Do you want to participate in the Section 8 program if you property qualifies? Yes or No

Comments: _____

Marketing

Please indicate the marketing services that you would like to utilize to get the property leased?
Payment for advertising is due when agreement is entered into.

- _____ Propertyvision.net - Free (until it rents)
- _____ Place a "For Rent" sign on the property - Free (until it rents)
- _____ Craigslist.com - Free (until it rents)
- _____ Rentals.com – Suggested, circle one

- Standard \$19.99
- Featured \$29.99
- Premier \$49.99

-Additional Advertising through Rental.com, 20+ Other sites, \$29.99

- _____ MNRentNow.com/MNRenttoOwn.com/MNOwnNow.com - (Free)
- _____ Rentals.com - \$30.00 (30 day ad)
- _____ Star Tribune classified advertising - \$75.00 (One week)
- _____ Pioneer Press classified advertising - \$75.00 (One week)
- _____ Local Paper
- _____ Other

Foreclosure Disclosure:

I, _____ certify that all mortgages on this rental property are current and I plan to continue to make the monthly mortgage payments. If I should default on the mortgage for any reason I will notify Property Vision, Inc immediately and agree to sign an authorization of release of mortgage information for the current mortgage company so that we may contact the mortgage company directly to work out a move out date for the existing tenants. Failure to notify Property Vision, Inc. immediately will result in cancellation of all existing Property Vision, Inc agreements. If property goes into foreclosure all security deposits and option money will be refunded to tenant within 30 days.

Owner Signature