



Reality Homes Inc.
1802 The Peak Tower
107 L.P. Leviste Street
Salcedo Village, Makati City
Philippines 1227
Tel. No: (02) 817-0167
info@realityhomes.ph

NON-EXCLUSIVE AUTHORITY TO LEASE – RESIDENTIAL

I am/We are the owner/authorized representative of the following property (the “Property”):

Unit No. and address:

Area (sqm):

I hereby authorize **REALITY HOMES INC**, a domestic corporation with principal place of business noted above to undertake any and all of the following acts on a **NON-EXCLUSIVE BASIS** with regard to the Property:

1. Promote the Property on their company websites and on a variety of other popular property portals
2. Advertise the Property through direct mail to their existing database contacts
3. Promote the Property through their network of approved brokers and representatives
4. Screen prospective tenants and secure a suitable tenant for the Property
5. Prepare or review the Contract of Lease and negotiate suitable terms and conditions in line with my instructions
6. Lease out the above property

As compensation for its leasing efforts, Reality Homes Inc shall receive a commission fee equivalent to:

- a) One month rental for a one year lease as stipulated in the Rental/Lease Contract, pro-rated for periods of less than or more than one year;
- b) Two month’s rental for a contract of two or more years, one month payable on commencement of lease, one month on start of second year.
- c) One half of the above fees for renewals, payable on execution of the renewal or extension.
- d) 10% of gross rental income for Short Term rentals (less than 6 months).

All payments to Reality Homes Inc are inclusive of VAT and other applicable taxes. The Gross monthly rental for the purpose of calculating fees shall include VAT, if applicable. All fees and commissions are payable upon the execution of the Contract to Lease and payment of the Security Deposit, unless otherwise stated above. *Reality Homes guarantees to refund any portion of commissions relating to rental income lost by landlords due to pre-termination by Reality Homes’ clients.*

This Non-Exclusive authority may be terminated by either party with 30 days written notice

Accepted by Reality Homes Inc:

OWNER’S SIGNATURE

Name:

Email:

Date:

AUTHORIZED SIGNATORY

Name: James R.F. Donald

For & on behalf of Maria Kristina Veluz

Principal Broker, REB Licence No 18996

L-02A-17-01