



{ Commercial, Residential & Strata Management }

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PLACEMENT AGREEMENT

Between:

Holywell Properties
Box 187
Sechelt, BC
V0N 3A0

And:

Three horizontal lines for signature or name entry.

In consideration of the covenants contained herein, (hereinafter called "Owner") and HOLYWELL PROPERTIES (hereinafter called "Agent"), agree as follows:

- 1. The Owner hereby employs the Agent exclusively to place a tenant in the property known as: upon the terms hereinafter set forth.
2. The Agent accepts the employment and agrees:
(a) To use due diligence in placement of a tenant.
(b) To collect a security deposit and first month's rent.
(c) To deposit all receipts collected for Owner (less any sums properly deducted or otherwise provided herein) in a trust account in a bank or trust company, separate from Agent's personal account.
(d) To maintain full and detailed records covering the placement of the tenant.
(e) To do a detailed written inspection of the premises prior to the tenant taking possession and provide a copy to the homeowner(s) and the tenant.
(f) To complete a tenancy agreement with the tenant prior to the tenant taking possession. This agreement will be in keeping with the rules and regulations of the Residential Tenancy Branch of British Columbia. A copy of this agreement will be given to the tenant and a copy to the homeowner.
(g) To advertise locally at no charge to the homeowner. This advertising may include newspaper, interned and/or posting.

3. The Owner agrees:

- (a) To save the Agent harmless from all damage suits in connection with the placement of the tenant. The Agent also shall not be liable for any error of judgment, except in cases of willful misconduct or gross negligence. The Owner(s) agree to provide insurance to the above named property as a diligent homeowner would do. This insurance is to include fire and liability.
- (b) To pay the Agent for placement an amount equal to ½ of the usual month's rent plus G.S.T.

This agreement may be cancelled with 30 days notice from either party.

This agreement shall be binding upon the successors and assigns of the Agent and heirs, administrators, executors, successors and assigns of the Owner.

IN WITNESS WHEREOF the Parties have affixed or caused to be affixed their respective signatures the _____ day of _____, 20__.

WITNESS

OWNER

WITNESS

OWNER

WITNESS

AGENT