

# LANDEX REALTY, INC.

25 Homestead Rd. N. Ste. 41  
Lehigh Acres, FL 33936

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INFO@LANDEXREALTY.COM

## EXCLUSIVE RIGHT TO LEASE AGREEMENT

**OWNER NAME:** \_\_\_\_\_ **SS#** \_\_\_\_\_  
**HOME PHONE:** \_\_\_\_\_ **OTHER PHONE:** \_\_\_\_\_  
**E-MAIL ADDRESS REQUIRED:** \_\_\_\_\_  
**STREET ADDRESS:** \_\_\_\_\_  
**CITY:** \_\_\_\_\_ **STATE:** \_\_\_\_\_ **ZIP:** \_\_\_\_\_  
**BROKER NAME: Anthony Rocco**

1. **AUTHORITY TO LEASE:** Owner gives Broker EXCLUSIVE RIGHT TO SECURE A TENANT for the real and personal property described below:

**Resort Name:** Dover House Condominium, **Address:** 110 Ocean Blvd. Delray Bch., FL 33483

**Unit Type:** One Bedroom / One Bath **Week(s):** \_\_\_\_\_ **Unit(s):** \_\_\_\_\_

Owner hereby grants Broker the right to rent the property and period(s) herein described and understands that this Agreement will remain in effect for 12 months from fully executed agreement. *This agreement will automatically renew after that date for consecutive periods of 12 months unless otherwise canceled by either the Owner or Broker with a thirty (30) days written notice.*

2. **RENTAL RATES AND TERMS:**

- A. **Rental Period:** Minimum rental period shall be two (2) nights.
- B. **Deposits:** Broker will obtain 100% of total booking fees from Tenant at time of reservation.
- C. **Fees:**
1. **Resort Fees:** Association charges tenants (renters) for commercial use of the Resort. Said fees are an addition to the rack rate and are collected by the association to cover the cost of parking, heated pool, Wi-Fi, courtyard leisure, and, phone calls
  2. **Credit Cards:** Should a Tenant use a credit card, the fee charged by the credit card company is a pass-through deduction allocated to the Owner
  3. **Cleaning cost:** Owner has an allowance of one cleaning per week should Broker need to procure more than one booking in a given week the additional cost will be a pass-through deduction allocated to Owner according to the market rates
  4. **Maintenance Fees:** at disbursement, if the Owner has taxes or maintenance fees in arrears for any week(s) owned, aggregate arrears will be deducted from proceeds
  5. **Taxes:** FL Statutes dictates that transient rentals are subject to state and local taxes for tourist development and impact fees, these fees will be collected at government rates of gross booking and the Resort will disburse the taxes to government entities
- D. **Cancellation:** Owner and Broker Lease Agreement may be canceled by either party with thirty (30) days written notice, if no Rental reservation has been secured. Tenant shall have thirty (30) days prior to usage date in which to cancel reservation. A refund of the gross booking fee will be returned to Tenant if within 30 days. No refund will be given after 30 days, with Commissions distributed to Owner, Broker, Sub-Agents or Agencies as stated below in section (E).
- E. **Commission Agreement:** Owner agrees to pay Broker 20% (twenty percent) of the gross booking fee. **In addition to said commission, Owner will compensate Sub-Agents or Agencies for transactions that lead to securing a rental.**
- F. **Other Terms and Conditions:** Owner shall not assign this Agreement to another party. Any disposition of Owners Unit Week(s) shall require the new owner to execute a new Agreement. Broker only may assign this Agreement without any approval required of Owner. All previous Leasing Agreements executed by the undersigned owner are hereby canceled.
- G. **Broker Obligations:** In consideration of the Owners' acknowledgement to enter into this Agreement Broker agrees to use diligent efforts to rent the property, execute leases on behalf of Owner, negotiate rental rates and renewals of existing leases in accordance with the terms above, and take reasonable precautions to prevent damage to property.

**OWNER SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
**BROKER SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

Please send this original listing to Landex Realty, Inc. at information listed above,  
a copy of the accepted Agreement will be returned to the Owner.  
**DOVER HOUSE RESORT (561)-562-8490 110 S. Ocean Blvd. Delray Beach, FL 33483**  
**INFO@DOVERHOUSERESORT.COM**