



HENSON PROPERTY MANAGEMENT, LLC

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TENANT PLACEMENT AGREEMENT

BY THIS AGREEMENT made and entered into on _____, by and between _____ (“Client”), and Henson Property Management, LLC (“Agent”); Client hereby employs the services of Agent to procure tenant/tenants for the following described property/properties (the “Properties”):

Property: _____

Lock Box Code: _____

WHEREAS Client holds actual title to the Properties listed above, AND

WHEREAS Agent is experienced in the business of advertising rental properties, soliciting rental property tenants, conducting property showings/viewings of real estate similar to the above-described property, AND

WHEREAS Client desires to engage the services of Agent to manage and operate the property, and Agent desires to provide such services on the following terms and conditions.

NOW THEREFORE, in consideration of mutual covenants and agreements, stated herein the parties agree as follows:

1. **FIND PROSPECTIVE TENANT:** The Agent shall procure qualified tenant/tenants for Client. In performance of duties agent shall advertise the property, solicit tenants and conduct showings/viewings of the Properties. In consideration, the Client shall pay the fees proscribed in Section 2 of this agreement, in accord of the terms of this agreement.
2. **TENANT PLACEMENT FEE:** Agent shall receive a tenant placement fee, equivalent to one full month’s rent, as agreed upon on in the Properties lease. The fee shall be due and owing upon execution of the HAP contract and or execution of the residential lease, whichever shall occur first. If Agent is not paid in a timely manner Client shall be responsible for all court costs, attorney fees and other reasonable fees incurred in pursuing the collection of said debt. An additional \$25.00 fee will be charged on each day after HAP signing if Tenant Placement payment has not been received by Henson Property Management.
3. **AFTER SHOWING:** Agent shall be compensated for the rental of any property Agent has shown to a perspective tenant or any other property Client rents to that perspective tenant within a six month period.
4. **ADVERTISING AND PROMOTION:** Agent shall be vested with authority to advertise Properties. Agent shall advertise vacancies by all reasonable and proper means.
5. **PRIVILEGES & IMMUNITIES:** The Agent shall be given the authority to view and make status inquires pertaining to the Properties’ HAP contracts and other confidential communications. The Agent shall be vested with the authority to register the Properties with the applicable municipalities and/or agencies.

	443- 835- 2658 Fax
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Property List Addendum

1. Address: _____

Lock Box _____ Cash Tenant Excepted Y/N if Yes Market Rent _____

2. Address: _____

Lock Box _____ Cash Tenant Excepted Y/N if Yes Market Rent _____

3. Address: _____

Lock Box _____ Cash Tenant Excepted Y/N if Yes Market Rent _____

4. Address: _____

Lock Box _____ Cash Tenant Excepted Y/N if Yes Market Rent _____

5. Address: _____

Lock Box _____ Cash Tenant Excepted Y/N if Yes Market Rent _____

6. Address: _____

Lock Box _____ Cash Tenant Excepted Y/N if Yes Market Rent _____

Property Spec.'s Addendum

Amenities, Features, Extras

1. **RENT FORM** : Section-8 Only [] Market Tenant Only [] Section-8 or Market Tenant []

2. **ACCEPTIBLE MONTHLY RENT AMOUNT:** \$ _____

3. **# OF BEDROOMS:** 1 2 3 4 5 6 7

4. **# OF BATHROOMS:** 1 2 3 4 5 6 7

5. **FLOORING:**
Ceramic Tile [], Wall-to-Wall Carpet [], Vinyl Tile [], Harwood Floors [], Pergo Floors []

6. **EXTERIOR:** Brick [], Stucco [], Vinyl Siding [], Other []

7. **BASEMENT:** Unfinished [], Finished []

8. **CENTRAL AIR:** Yes [], No []

9. **HANDICAP ACCESSIBLE:** Yes [], No []

10. **WASHER/DRYER:** Yes [], No []

11. **ANY OTHER FEATURES:** _____
