

Residential Rental

Questions? Call (888) 276-9959

1. Please Fill Out Form and fax back to 888-615-0169 or scan and email back to sales@bergproperties.com
 2. Email pictures to pictures@bergproperties.com
 3. Call us with any questions: 888-615-0169
 4. Once we receive your form listing will be up and running in one business day.
-

Sellers Name (Owner of Record 1)

2nd Sellers Name (Owner of Record 2)

Phone Number for Inquiries

Email Address

2nd Contact Phone Number

Basic Listing Information

* Is Property also listed for rent ? (Y/N) :

MLS # of Rental (if known):

* Address of Home for Sale :

Unit # (If applicable) :

* City :

* Zip Code

* County :

* Permanent Index Number (PIN)

(found on last years taxes also know as the parcel number)

General Information

* Directions to home :

Subdivision :

* Elementary School District # :

Elementary School Name :

For Chicago put "299"

Not Required for City of Chicago

2nd/ Alternate Elementary School # :

* Junior High School District # :

Junior High School Name :

For Chicago put "299"

Not Required for City of Chicago

2nd /Alternate Jr High/ Middle School #:

* High School District #: High School Name:

For Chicago put "299"

Not Required for City of Chicago

2nd /Alternate High School #:

* Approx Year Built: Built before 1978 (Yes, No):

If do not know put "unknown"

* Age * Recent Rehab (Y/N): Board Approval (Y/N):

Of Days :: * Water Front (Y/N):

Pets

* Pets Allowed (Y/N): Max Pet Weight:

* If "Yes" then please check boxes as appropriate :

- Additional Pet Rent Deposit Required Neutered/Declawed only Pet Count Limitation
- Cats OK Dogs OK No Pets Pet Weight Limitation

* Type of Rental Property:

*** Type Attached :**

- 1/2 Duplex Flat Quad - Ranch Townhouse - 2 Story
- Cluster Garden Unit Quad - Split Level Townhouse - 3 Story
- Condo Garden Complex Quad - 2 Story Townhouse - Trilevel
- Condo - Duplex Manor Home/Coach House/... Quad - Penthouse Vintage
- Condo - Loft Low Rise (1-3 stories) Studio Other
- Corridor Mid Rise (4-6 stories) Timeshare Ground Level Ranch
- Courtyard High Rise (7+ stories) Townhouse - Ranch Penthouse

***Type Detached:**

- 1 Story 4+ Stories Raised Ranch Other
- 1.5 Story Coach House Split Level Mobile Home
- 2 Stories Earth Split Level w/ Sub Tear Down

- 3 Stories Hillside

Common Area Amenities :

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Golf Course | <input type="checkbox"/> Receiving Room | <input type="checkbox"/> Whirlpool |
| <input type="checkbox"/> Bike Room/Bike Trails | <input type="checkbox"/> Health Club | <input type="checkbox"/> Restaurant | <input type="checkbox"/> Business Center |
| <input type="checkbox"/> Boat Dock | <input type="checkbox"/> On Site Manager/Engineer | <input type="checkbox"/> Sauna | <input type="checkbox"/> Curbs/Gutters |
| <input type="checkbox"/> Door Person | <input type="checkbox"/> Park/Playground | <input type="checkbox"/> Security Door Locks | <input type="checkbox"/> Gated Entry |
| <input type="checkbox"/> Coin Laundry | <input type="checkbox"/> Party Room | <input type="checkbox"/> Service Elevator | <input type="checkbox"/> Sidewalks |
| <input type="checkbox"/> Commissary | <input type="checkbox"/> Sundeck | <input type="checkbox"/> Steam Room | <input type="checkbox"/> Street Lights |
| <input type="checkbox"/> Elevator | <input type="checkbox"/> Pool - Indoors | <input type="checkbox"/> Tennis Court/s | <input type="checkbox"/> Street paved |
| <input type="checkbox"/> Exercise Room | <input type="checkbox"/> Pool - Outdoors | <input type="checkbox"/> Valet/Cleaner | <input type="checkbox"/> Other |
| <input type="checkbox"/> Storage | | | |

*** Management :**

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Developer Controls | <input type="checkbox"/> Manager on - site | <input type="checkbox"/> Monday through Saturday | <input type="checkbox"/> Self - Management |
| <input type="checkbox"/> Manager off - site | <input type="checkbox"/> Monday through Friday | <input type="checkbox"/> Monday through Sunday | |

Exposure :

- | | | | |
|------------------------------------|-----------------------------------|-------------------------------------|-------------------------------|
| <input type="checkbox"/> N (North) | <input type="checkbox"/> E (East) | <input type="checkbox"/> City | <input type="checkbox"/> Park |
| <input type="checkbox"/> S (South) | <input type="checkbox"/> W (West) | <input type="checkbox"/> Lake/Water | |

*** General Information :**

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> School Bus Service | <input type="checkbox"/> Interstate Access | <input type="checkbox"/> Flood Zone (Partial) | <input type="checkbox"/> Assisted Living |
| <input type="checkbox"/> Commuter Bus | <input type="checkbox"/> Flood Zone | <input type="checkbox"/> Adult Community | <input type="checkbox"/> None |
| <input type="checkbox"/> Commuter Train | | | |

Fees/Approvals :

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Credit Report | <input type="checkbox"/> Interview Req Bd Date | <input type="checkbox"/> Move-in Fee | <input type="checkbox"/> Move Out Fee |
| <input type="checkbox"/> Fee for Bike Room | <input type="checkbox"/> Interview Req Open Date | <input type="checkbox"/> Move-in Mon-Fri | <input type="checkbox"/> Refundable Damage Deposit |
| <input type="checkbox"/> Fee for Health Club | <input type="checkbox"/> Letters of Reference | <input type="checkbox"/> Move-in Saturday | <input type="checkbox"/> Security Guard Fee |
| <input type="checkbox"/> Fee for Pool | | | |

*** Monthly Rent Incl:**

- | | | | |
|--------------------------------------|---|--|--|
| <input type="checkbox"/> Cable TV | <input type="checkbox"/> Scavenger | <input type="checkbox"/> Storage Lockers | <input type="checkbox"/> Air Conditioning |
| <input type="checkbox"/> Cooking Gas | <input type="checkbox"/> Security | <input type="checkbox"/> Snow Removal | <input type="checkbox"/> Tax |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Security System | <input type="checkbox"/> Lake Rights | <input type="checkbox"/> Common Insurance |
| <input type="checkbox"/> Heat | <input type="checkbox"/> Doorman | <input type="checkbox"/> Other | <input type="checkbox"/> Club House |
| <input type="checkbox"/> Water | <input type="checkbox"/> Exterior Maintenance | <input type="checkbox"/> None | <input type="checkbox"/> Exercise Facilities |
| <input type="checkbox"/> Parking | <input type="checkbox"/> Lawn Care | <input type="checkbox"/> Internet Access | <input type="checkbox"/> Wi-Fi |
| <input type="checkbox"/> Pool | | | |

Total # Units in Building: * Disability Access and/or Equipped :

Description of Your home (420 Characters including spaces, If you hold an active real estate license you must disclose that fact)

Exterior Features :

* Lot Dimensions :

*** Exterior Building Type:**

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Aluminum Siding | <input type="checkbox"/> Block | <input type="checkbox"/> Shakes | <input type="checkbox"/> Asbestos Siding |
| <input type="checkbox"/> Vinyl Siding | <input type="checkbox"/> EIFS (e.g. Dryvit) | <input type="checkbox"/> Stucco | <input type="checkbox"/> Limestone |
| <input type="checkbox"/> Steel Siding | <input type="checkbox"/> Glass | <input type="checkbox"/> Stone | <input type="checkbox"/> Slate |
| <input type="checkbox"/> Brick | <input type="checkbox"/> Log | <input type="checkbox"/> Marble/Granite | <input type="checkbox"/> Other |
| <input type="checkbox"/> Cedar | <input type="checkbox"/> Masonite | <input type="checkbox"/> Concrete | <input type="checkbox"/> Clad Trim |
| <input type="checkbox"/> Frame | | | |

Lot Description :

- | | | | |
|--|---|---|--------------------------------------|
| <input type="checkbox"/> Beach | <input type="checkbox"/> Fenced Yard | <input type="checkbox"/> Irregular | <input type="checkbox"/> Pond |
| <input type="checkbox"/> Chain of Lakes Frontage | <input type="checkbox"/> Forest Preserve Adjacent | <input type="checkbox"/> Lake Front | <input type="checkbox"/> River Front |
| <input type="checkbox"/> Channel Front | <input type="checkbox"/> Golf Course Lot | <input type="checkbox"/> LandscapedProfessionally | <input type="checkbox"/> Stream |

- | | | | |
|--|---|---|--------------------------------------|
| <input type="checkbox"/> Common Grounds | <input type="checkbox"/> Nature Preserve Adjacent | <input type="checkbox"/> Legal Non-Conforming | <input type="checkbox"/> Water View |
| <input type="checkbox"/> Corner | <input type="checkbox"/> Wetlands Adjacent | <input type="checkbox"/> Paddock | <input type="checkbox"/> Wooded |
| <input type="checkbox"/> Cul-de-sac | <input type="checkbox"/> Horses Allowed | <input type="checkbox"/> park Adjacent | <input type="checkbox"/> Rear of Lot |
| <input type="checkbox"/> Dimensions to Center of.... | | | |

Exterior Property Features :

- | | | | |
|-------------------------------------|--|---|---|
| <input type="checkbox"/> Balcony | <input type="checkbox"/> Porch Screened | <input type="checkbox"/> Screened Deck | <input type="checkbox"/> Grill-Outdoors |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Gazebo | <input type="checkbox"/> Stamped Concrete patio | <input type="checkbox"/> Outdoor-Fireplace |
| <input type="checkbox"/> patio | <input type="checkbox"/> Storage Shed | <input type="checkbox"/> Brick paver patio | <input type="checkbox"/> Private Entrance |
| <input type="checkbox"/> Porch | <input type="checkbox"/> Dog Run/Invisible Fence | <input type="checkbox"/> Boat Dock/Mooring | <input type="checkbox"/> EndUnit |
| <input type="checkbox"/> Greenhouse | <input type="checkbox"/> Horse Barn/Pole Barn | <input type="checkbox"/> Pool Above Ground | <input type="checkbox"/> Door Monitored By Tv |
| <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Tennis Court(S) | <input type="checkbox"/> Pool In-Ground | <input type="checkbox"/> Master Antenna |
| <input type="checkbox"/> Roof Deck | <input type="checkbox"/> Screened patio | <input type="checkbox"/> Storms/Screens | <input type="checkbox"/> Cable Access |

***Parking :**

- | | | |
|---|--|---|
| <input type="checkbox"/> Garage | <input type="checkbox"/> Exterior Space(s) | <input type="checkbox"/> None |
| *Is Parking Included in Price? : <input type="text"/> | * Garage Ownership : <input type="text"/> | * Garage on-Site : <input type="text"/> |
| * Garage Type : <input type="text"/> | * # Garage Spaces : <input type="text"/> | |

Garage Details :

- | | | | |
|---|--|---|----------------------------------|
| <input type="checkbox"/> Garage Door Opener (s) | <input type="checkbox"/> Carport | <input type="checkbox"/> Tandem | <input type="checkbox"/> None/NA |
| <input type="checkbox"/> Transmitter(s) | <input type="checkbox"/> Heated | <input type="checkbox"/> 7 Foot or more high gar... | |
| * Parking Ownership : <input type="text"/> | Parking On Site : <input type="text"/> | * # Parking Spaces : <input type="text"/> | |

Parking Details :

- | | | | |
|--|---------------------------------------|--|--|
| <input type="checkbox"/> Assigned Spaces | <input type="checkbox"/> Off Street | <input type="checkbox"/> Visitor Parking | <input type="checkbox"/> Underground/Covered |
| <input type="checkbox"/> Unassigned | <input type="checkbox"/> Side Apron | <input type="checkbox"/> Valet | <input type="checkbox"/> Outdoor-Fireplace |
| <input type="checkbox"/> Off Alley | <input type="checkbox"/> Zoned Permit | | |

Driveway :

- | | | | |
|----------------------------------|---------------------------------|------------------------------------|---------------------------------|
| <input type="checkbox"/> Asphalt | <input type="checkbox"/> Dirt | <input type="checkbox"/> Shared | <input type="checkbox"/> Heated |
| <input type="checkbox"/> Brick | <input type="checkbox"/> Gravel | <input type="checkbox"/> Off Alley | <input type="checkbox"/> Other |

Concrete

Circular

Side Drive

Int. Features :

* Approx Sq Ft :

* Square Feet Source :

* # Bedrms (All Levels) :

* # Full Baths :

* # Half Baths :

* **Master Bedroom Bath :**

Full

Half

Shared

None

* **Basement :**

Full

Partial

Walkout

English

None

* **Basement Description :**

Finished

Unfinished

Cellar

Exterior Access

Partially Finished

Crawl

Sub-Basement

Other

* Basement Bathrooms (Y/N) :

Interior Fireplaces :

Fireplace Location :

Family Room

Master Bedroom

Other

Loft

Living Room

Basement

Fireplace Details :

See through/Multi Sided

Attached Fireplace
Door...

Gas Starter

Portable/Ventless

Wood Burning

Electric

Heatilator Type
System

Decorative Only

Wood Burning Stove

Gas Logs

Includes
Accessories

Foundation Only

Bath Amenities :

Whirlpool

Steam Shower

Garden Tub

Double Shower

Separate Shower

Double Sink

European Shower

Soaking Tub

Handicap Shower

Bidet

Full Body Spray
Shower

Interior Property Features :

Vaulted/Cathedral Ceilings

Elevator

1st Floor Bedroom

Pool Indoors

Skylight(s)

Hardwood Floors

Theatre Room

1st Floor Full Bath

Sauna/Steam Room

Wood Laminate Floors

In-Law
Arrangement

Laundry Hook-Up in
Unit

Hot Tub

Heated Floors

1st Floor Laundry

Storage

Bar-Dry

Solar Tubes/Light Tubes

2nd Floor Laundry

Flexicore

Bar-Wet

Rooms Details :

<u>Room</u>	<u>Size</u>	<u>Size</u>	<u>Level</u>	<u>Floor Covering</u>	<u>Window Treatment Incl.</u>
* Living Room Size :	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
* Dining Room Size :	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
* Kitchen Size :	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
* Family Room Size :	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Laundry Size :	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Master Bedroom Size	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
2nd Bedroom Size :	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
3rd Bedroom Size :	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
4th Bedroom Size :	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	X <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Dining Room :

Separate Combined w/ LivRm Combined w/ FamRm L-shaped

Kitchen Information :

Eating Area-Breakfast Bar Galley Pantry-Butler Pantry-Walk-in

Eating Area-Table Space Island Pantry-Closet

Appliances :

Oven-Double Dishwasher-Portable Freezer Compactor-Trash
 Oven/Range Refrigerator Washer Grill-Indoor
 Microwave Sub-Zero Refrigerator Dryer All Stainless Steel Kit...
 Dishwasher Refrigerator-Bar Disposal Wine Cooler/Refrigerator

*** Additional Rooms :**

2nd Kitchen Den Loft Study
 Atrium Dark Room Maid's Room Storage
 Attic Deck Media Room Sun/Florida Room
 Balcony Eating Area Mud Room Sun/Florida Room Heated
 Bonus Enclosed Balcony Nursery Tandem Room
 5th Bedroom Enclosed Porch Office Terrace
 6th Bedroom Enclosed Porch Heated Pantry Theatre Room
 7th Bedroom Exercise Room Play Room Utility Room-1st Floor
 8th Bedroom Foyer Recreation Room Utility Room-2nd Floor
 9th Bedroom Gallery Screened Porch Walk In Closet
 10th Bedroom Game Room Sewing Room Workroom
 11th Bedroom Great Room Sitting Room Other
 12th Bedroom Library Suite No Additional Rooms
 Breakfast Room

Utilities/Green:

*** Air Conditioning :**

Central Air 1 (Window/Wall Unit) 3+ (Window/Wall Unit) None
 Partial 2 (Window/Wall Unit) Zoned 2 Separate Systems
 Space Pac

*** Water :**

- Lake Michigan Private Company Well-Private Well-Shared
 Public Well-Community Well-Private Company Other

*** Sewer :**

- Septic-Mechanical Septic-Shared Sewer-Storm Overhead Sewers
 Septic-Private Sewer-Public Holding Tank/s Other

Electricity :

- Circuit Breakers 200+ Amp Service 100 Amp Service 30 Amp Service
 Fuses 150 Amp Service 60 Amp Service 400 Amp Service or Greater

*** Heat/Fuel :**

- Gas Forced Air Heat Pump Indv Controls
 Electric Hot Water/Steam Radiators Zoned
 Oil Baseboard Space Heater/s Other
 Propane Radiant 2+ Sep Heating Systems None
 Solar Gravity Air

HERS Index Score : Green Disclosure :

Energy/Green Building Rating Source :

- Energy Star Homes LEED-H Gold NAHB Silver Chicago Green Homes
 LEED-H Certified LEED-H Platinum NAHB Gold Other
 LEED-H Silver NAHB Bronze

Green Features:

- Photovoltaic/Solar System Geothermal Heating/Cool... Low flow commode Rainwater collection sy...
 Pre-wired for PV/Solar Tankless hot water heater Low flow fixtures Green roof
 Solar Hot Water Enhanced Air Filtration Native/drought resistan...

Equipment:

- Humidifier TV Antenna Ceiling Fan Air Cleaner
 Water-Softener Owned TV-Rotor Fan-Attic Exhaust Air Exchanger
 Water-Softener Rented Security System Fan-Whole House Backup Sump Pump

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Central Vacuum | <input type="checkbox"/> Intercom | <input type="checkbox"/> Sump Pump | <input type="checkbox"/> Radon Mitigation System(s) |
| <input type="checkbox"/> TV-Cable | <input type="checkbox"/> Fire Sprinklers | <input type="checkbox"/> Sprinkler-Lawn | <input type="checkbox"/> Power Generator |
| <input type="checkbox"/> TV-Dish | <input type="checkbox"/> CO Detectors | | System(s) |

* Is Seller/Owner a Real Estate Agent ?

* Compensation paid on:

*** Additional Sales Information :**

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Exceptions-Call List Of... | <input type="checkbox"/> Home Warranty | <input type="checkbox"/> Short Sale | <input type="checkbox"/> REO/Lender Owned |
| <input type="checkbox"/> Exclusions-Call List Of... | <input type="checkbox"/> Reserve Fee Required | <input type="checkbox"/> Court Approval Required | <input type="checkbox"/> None |
| <input type="checkbox"/> List Agent Must Accompany | <input type="checkbox"/> Association Rental - Re... | <input type="checkbox"/> Pre-Foreclosure | |

*** Time of Buyer Possession :**

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Closing | <input type="checkbox"/> Negotiable | <input type="checkbox"/> Specific Date | <input type="checkbox"/> Other |
| <input type="checkbox"/> Immediate | <input type="checkbox"/> Prior to Closing | <input type="checkbox"/> Tenant's Rights | <input type="checkbox"/> Harvest Rights |
| <input type="checkbox"/> Lease Back Required | | | |

Management Company Name :

Management Contact Name :

Management Contact Phone :

Can Owner Rent the Unit :

Exclusive Agency Listing Agreement

The undersigned ("Owners") _____ hereby appoint Berg Properties ("Broker") as broker to list for rent the property ("Property") identified below and in the Property Profile ("Profile") hereby tendered (the contents of which are hereby incorporated by reference hereto). Property is commonly known as: Street Address: _____ Unit # (if any): _____ City: _____ State: IL Zip: _____ hereinafter referred to as "Property". A person or people trying to rent the Property hereinafter shall be known as "Lessee". The Lessee's realtor (if any) hereinafter will be referred to as "Cooperating Broker". 1. The listing rental price of the Property and all improvements that are offered for rent shall be \$ _____ per month. Owners are solely responsible for determining the appropriate listing rental price.

2. Broker is appointed to list for rent the Property for the period set forth below and in the Profile, which period shall automatically terminate at 11:59 p.m. on the last day of such period unless extended by written agreement of Owners and Broker. The listing agreement shall begin on _____ (begin date) and shall expire on _____ (end date). Property can be listed for up to 3 months at a time. An end date of 3 months from the begin date will be in effect if the end date is left blank. Broker agrees to list the Property on the multiple listing service (MLS); Owners hereby authorize the submission of this Agreement to the MLS. Broker's fee is unequivocally earned by Broker and due when the Property is listed on the MLS. Thereafter there are no refunds. The designated broker will be Colleen Berg. Broker reserves the right to assign designated broker to Scott Berg or Mike Berg at any time during the rental process.

3. The Property shall be initially offered at the price set forth above. Such price may be changed by written agreement of Owners and Broker. Owners agree to pay commissions as follows. Broker shall receive \$350 at the time of the execution and delivery of this Agreement. MLS listing will stay active for 3 months from listing date unless specified otherwise. A Cooperating Broker, if any, shall be paid at time of execution and delivery of the rental agreement for the Property the commission of \$ _____, which may be changed by written agreement of Owners and Broker.

4. No amendment or alteration to any of the terms or provisions of this Agreement, shall be made or be valid or binding except upon the written and signed agreement of Owners and Broker. Notwithstanding the preceding sentence, it is expressly provided that no amendment or alteration to the terms, with respect to the amount of commission or with respect to the time of payment of commission, shall be valid or binding unless made in writing and signed by the parties.

5. It is illegal for either the Owners or Broker to refuse to display or rent to any person because of person's membership in a protected class, e.g. race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental handicap, familial status, or any other class protected by article 3 of the Illinois human rights act. Owners and Broker acknowledge they shall also be bound by the provisions of state and local (city and/or county) human rights or fair housing ordinances if any and agree to comply with same.

6. Owners may cancel this Agreement at anytime without cost (except when a Cooperating Broker has already procured an Lessee for the Property) by email to support@bergproperties.com indicating the Property address and date of cancellation. However the, the obligation to pay compensation at closing shall survive the termination of the listing under the following conditions. If a Lessee who was introduced to the property by a Cooperating Broker during the term of the listing, rents the Property after termination of the listing, the Owner shall be responsible to pay the commission in the amount listed above for duration of 180 days from the termination date of the listing. However, should the Owner list the property with another real estate agent this obligation shall not apply during the time that the property is listed with the other agent. Broker may cancel this agreement if in his sole judgment continuation of the listing would not be in the parties best interests by notice in writing (which may be by fax or email) two days prior to the effective date of cancellation.

7. When Owners (a) sign a real estate contract, (b) any contingency contained therein ends and (c) when the Property has been rented, Owners shall within 24 hours of each event supply Broker in writing with the (a) contract date, (b) closing date, (c) rental price. If Owners fail to do so Broker may be fined and Owners agree to reimburse Broker for such fines. Broker will be reimbursed by charging Owners' credit card for the amount of the fines, which reimbursement Owners by their signature hereto authorize. In addition, in the event Broker is fined or held liable for any reason based upon Owners' conduct, this reimbursement policy shall apply. Owners agree that before they seek to chargeback any charges made to a credit card in connection with this Agreement whether for Cooperating Broker's commission, fines or otherwise, they shall as preconditions first notify Broker by certified mail, return receipt requested, of their desire and then discuss the same with Broker.

8. Owners shall comply with the Real Estate Settlement Procedures Act of 1974, if applicable, and furnish all information required for compliance therewith, and, if applicable, Owners agree to comply with the Residential Real Property Disclosure Act. In other words, Owners are responsible for supplying any and all disclosure documents to prospective buyers including the lead paint disclosure and property disclosure reports. Chicago ordinances require that Chicago properties have smoke and carbon monoxide detectors present and in working condition. Owners agree to comply with such ordinances. Owners hereby agree to indemnify and hold Broker harmless if any listing information is inaccurate, the buyer's broker does not receive the commission due or Owners violate applicable law.

10. Broker shall not act in a dual agency capacity, that is, represent both Owners and any prospective Property Lessee. 11. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their successors, assignees, heirs, executors and representatives, except that this Agreement may not be assigned by Owners without the prior written consent of

Broker. Any provision of this Agreement which is illegal, invalid, prohibited or unenforceable shall be ineffective to the extent of any such illegality, invalidity, prohibition or unenforceability and this Agreement shall be construed in all respects as if such invalid or unenforceable provision or provisions were omitted without invalidating or impairing the remaining provisions hereof. In connection with any litigation or dispute arising out of this Agreement or the listing created hereby, Broker shall recover all costs incurred including all attorneys' fees and costs. If Broker is sued or joined in an arbitration for a Cooperating Broker's commission, Owners shall immediately pay the amount claimed plus \$500 (whether or not Broker is found liable for the same) and Owners will be responsible for the full commission claimed. Faxed signatures shall be deemed original signatures hereon and on all notices provided pursuant hereto.

12. Broker is being retained and compensated to list the Property on the MLS. Broker will however without consideration (1) make the changes Owners direct and (2) refer calls to Owners. Owners agree to handle showings and pay any broker who brings them a Lessee (which unless Owners indicate otherwise includes those who viewed the Property before the date of this agreement) the commission indicated above. Owners are free to rent the Property themselves on an unlimited basis at anytime. Broker has no control over and does not screen those who view properties.

13. Broker will also accept delivery of and present to owner, offers and counteroffers to rent the owner's property. Broker will assist the owner in developing, communicating, negotiating and presenting offers, counteroffers and notices that relate to the offers and counteroffers until a rental agreement is signed and all contingencies are satisfied or waived. Broker will answer the client's questions relating to the offers, counteroffers, notices, and contingencies.

In Witness Whereof, this Agreement has been executed by the parties as of the date stated below:

Owners Signature _____ **Date** _____ **Brokers Signature** _____ **Date** _____
Owners Signature _____ **Date** _____

Please email this agreement to support@berproperties.com

Email pictures to pictures@bergproperties.com