



**Brass Valley
Realty LLC**

26 Church Street, Naugatuck, CT 06770
203-723-0287 Office 203-723-2077 Fax

Rental Questionnaire

Examples of credit score ranges.

700 - 850 VG excellent	580 - 619 Low
680 - 699 Good	500 - 579 Poor
620 - 679 Average	300 - 499 Bad

Date: _____ Name: _____

Rental areas of interest: _____

Rental preferences: Entire house: _____ 1st floor: _____ 2nd floor: _____ Condo: _____
Other: _____ Number of bedrooms: _____

Check your credit by getting your once a year free credit report at: www.annualcreditreport.com

How would you rate your credit: Excellent: _____ Good: _____ Fair: _____ Poor: _____

What is your FICO score: _____

Monthly rent prepared to pay: \$ _____ Your monthly income: \$ _____

Are there any pets: Yes _____ No _____ Quantity of pets: _____

What kind of pets: _____

Number of people to occupy rental: Adults: _____ Kids: _____

Are there any smokers to reside in rental: Yes _____ No _____

Telephone number to be contacted: _____

Best time to be contacted with rental information: _____

Have you entered into an *Exclusive Right to Represent Tenant Agreement* with any other agency.

(A commitment with a real estate agency to represent a tenant for a period of time in finding a rental)

Yes _____ No _____ If yes explain: _____

Have you called on ads from newspapers: Yes _____ No _____ If yes explain: _____

Additional Information: _____





Exclusive Right to Represent Tenant

Connecticut Law prohibits a real estate broker or salesperson from representing or negotiating on behalf of a tenant unless a tenant signs a written agreement to allow the broker or salesperson to act on tenant's behalf.

1. Exclusive Right Appointment. Tenant(s) _____
Type name(s)

appoints Brass Valley Realty LLC as Tenant's Exclusive Agent for the purpose of assisting Tenant to find and acquire an interest in suitable rental property acceptable to Tenant for the following areas of the State of Connecticut:

Type the names of the towns interested in.

2. Term of Agreement. This Agreement shall begin on _____ and expire on midnight three (3) month from **(today's date)** as stated above. *Today's date*

3. Broker Fee. NOTICE: THE AMOUNT OR RATE OF REAL ESTATE BROKER COMPENSATION IS NOT FIXED BY LAW. IT'S SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN YOU AND THE BROKER.

Tenant agrees that Brass Valley Realty may be compensated for services from either the Landlord or the Landlord's Broker no later than the date on which the Tenant and Landlord have entered into a lease for the rental of real property during the term of this Agreement.

Brass Valley Realty's compensation shall be one months rent or if co-broke, 50% of one months rent of the rental price. If Tenant avoids or attempts to avoid his/her obligations under this Agreement, Tenant shall be obligated to pay Brass Valley Realty the above Broker Fee.

In the event Tenant enters into a contract to rent a rental property during the original term of this Agreement or any extension or if Tenant within 180 days after this Agreement or any extension expires or terminates, enters into a contract to rent a rental property shown or specifically introduced to Tenant and Tenant attempts to avoid the obligation under this Agreement to Brass Valley Realty, then Tenant shall be obligated to pay the professional service fee as stated above.

4. Dual Agency Consent and Conflict of Interest. Tenant agrees that Brass Valley Realty may represent other Tenants and show other Tenants the same properties Brass Valley Realty shows to Tenant. Tenant understands that Brass Valley Realty represents Landlords in addition to Tenants and further understands that Brass Valley Realty may not represent the Tenant and a Landlord in the same transaction without the consent of the Tenant and Landlord.

5. Statements Required by Law.

- a.) **Lien Rights.** The Real Estate Broker may be entitled to certain lien rights pursuant to Section 20-325a of the Connecticut General Statutes.
- b.) **Fair Housing.** This Authorization is subject to the Connecticut General Statutes prohibiting discrimination in commercial and residential real estate transactions (C. G. S. Title 46a, Chapter 814c).



Exclusive Right to Represent Tenant (Cont'd)

IT IS UNLAWFUL UNDER FEDERAL AND/OR STATE LAW TO DISCRIMINATE ON THE BASIS OF RACE, CREED, COLOR, NATIONAL ORIGIN, ANCESTRY, SEX, SEXUAL ORIENTATION, MARITAL STATUS, AGE, LAWFUL SOURCE OF INCOME, LEARNING DISABILITY, MENTAL RETARDATION, FAMILIAL STATUS AND MENTAL OR PHYSICAL DISABILITY.

6. General Consideration. Tenant and Brass Valley Realty both understand that this is a binding Agreement and either party may enforce their rights under this Agreement in a court of law or in arbitration against the other party or against any other persons who takes over their rights or obligations under this contract.

If Tenant has questions concerning the legal title to property, tax considerations, property inspection, engineering, or the uses of neighboring properties, Tenant should consult with an attorney, a tax advisor, a building inspector or appropriate governmental agencies.

Tenant acknowledges that they have read the two pages of this Agreement and that they have kept a copy of this Agreement for their records before e-mailing this Agreement to Brass Valley Realty LLC.

Tenant's Name (Type name) _____ Date _____

Before e-mailing this Agreement to Brass Valley Realty Tenant must check off the box below.

By checking this box Tenant acknowledges that he/she has read and agrees to the two (2) pages of this Agreement and all its terms and conditions. By Tenant checking the box, the Tenant agrees and accepts that this will be a substitute for his/her signature of acceptance to this Agreements terms and conditions.

Tenant's Name (Type name) _____ Date _____

Before e-mailing this Agreement to Brass Valley Realty Tenant must check off the box below.

By checking this box Tenant acknowledges that he/she has read and agrees to the two (2) pages of this Agreement and all its terms and conditions. By Tenant checking the box, the Tenant agrees and accepts that this will be a substitute for his/her signature of acceptance to this Agreements terms and conditions.

Tenant's Address _____

Tenant's Address _____

City/State/Zipcode _____

City/State/Zipcode _____

Brokerage Firm's Name: **Brass Valley Realty**

26 Church Street, Naugatuck, CT 06770
Brokerage Firm's Address

Once Agreement is fully completed save and e-mail a copy to: rentals@brassvalleyrealty.com

