



RENTAL LISTING AGREEMENT

This Listing Agreement is made on the 20th day of February 2025.

BY: Leneta Williams

(Herein known as the "Landlord's," which expression shall include the Landlord's nominee, successors or assigned whomsoever)

BY: Valentino Salvi / Utopia Realty

(Herein known as the "Broker's," which expression shall include the Broker's nominee, successors or assigned whomsoever)

LISTING PERIOD: (3) three months from signing this document. The property at 104 Norfolk Drive, Spott.

TERMS: The Owners confirm that they are the owners of the property and have engaged the services of the Broker, who confirms that he is licensed and authorized to rent real estate in the Cayman Islands to rent the property described above. The Owners and the Broker agree that the property will be listed for rent at the price of **KYD\$2,800.00**. The Broker endeavors to procure a renter for the property.

The Owners give the Broker the right to rent the property under the additional terms below:

(1) The Broker agrees that he will use his best efforts to procure a renter and will consult with and inform the Owners of all prospective renters.

(2) The Owners agree that they will not engage the services of any other Real Estate Agents or Real Estate Brokers during the listing period of this Agreement.

(3) The owner agrees to pay the broker a commission of **50%** payable on the first disbursement of funds. The commission shall be deemed to be earned if a contract of rent is entered into before the expiration of this agreement, whether the owner, broker, or any other source makes such rent. The owner agrees to refer to the broker every prospective renter who contacts him/her during the term of this agreement.

(4) The commission arrangement described in (3) above shall be deemed to be earned if a contract of rent is entered into and if the transaction closes before the expiration of this agreement.

(5) The Broker agrees to share his fees described in (3) above with any other Broker or Agent in the event of any Co-Brokering arrangement with other Realtors arranged by the Broker.

(6) The Owners agree to refer to the Broker every prospective renter who contacts them during the term of this agreement. If any prospective renters, introduced by the owner/s, complete the purchase of the property on this listing agreement, no commission referral will be given back to the owners.

(7) If the Owners fail for any reason whatsoever to complete the rent of the property to a renter procured by the Broker who is a renter that is ready, willing, and able to complete the purchase by this agreement or upon any other such terms as the Owners may agree, the Owners agree to pay the broker the commission as calculated above.

(8) The Owners give the Broker the right to advertise the property for rent including placement of a sign on the property.

Dated this 20th of February 2025.

OWNER:

Leneta Williams

BROKER:

UTOPIA REALTY

By: Valentino Salvi
