



GPM & GPR

*Guanacaste Property Management/ Guanacaste Property Rentals*

LEASING AUTHORIZATION

We, \_\_\_\_\_, passport # \_\_\_\_\_ nationality \_\_\_\_\_ with official power to perform this act, from now on call "the owner" and \_\_\_\_\_, cédula \_\_\_\_-\_\_\_\_-\_\_\_\_, from now on call "the broker", we agree in the following terms: 1. The owner authorizes the broker, in a non-exclusive contract, to promote the leasing of the property called \_\_\_\_\_.

2. If the property mentioned is leased to a client presented by the broker, the owner will pay the equivalent to a the first month of rent if the contract is signed for a period of one year, 10% of each months rent if the property is leased for a period of more than three months up to 11 months and 20% of each monthly rent if the property is leased for less than three months. If the property in mention is rented to a client presented by the broker the owner agrees to recognize a commission in the following order: for a one year leasing agreement corresponds the first month of rent, for a leasing agreement of one day up to three months a 20% commission will be recognize and for a leasing agreement of more than three months up to 11 months a 10% commission will be recognize. The owner will pay the mention commission unconditionally at the moment of the formalization of the agreement upon receipt of money.

3. This authorization expires on the \_\_\_\_ of \_\_\_\_\_ and will be renovated automatically for periods of \_\_\_\_\_, if the owner does not communicate to the broker in writing at least five days prior to the expiration of the authorization the desire of the termination.

4. Every communication referent to this leasing agreement must be done in writing, either via e-mail or via fax to the offices of the broker

5. The owner authorizes the broker to put a sign in front of the property: yes \_\_\_ no \_\_\_

6. Owner information:

OWNER: \_\_\_\_\_ PASSPORT# \_\_\_\_\_;

NATIONALITY \_\_\_\_\_ RESIDENT OF \_\_\_\_\_

7. Address of the owner: \_\_\_\_\_

8. Contact information of owner:

Tel.Of. 1 : (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_ Tel.Of. 2: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

Tel.Home 1: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_ Tel.Home 2: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

Fax (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_ E-mail: \_\_\_\_\_

9. DESCRIPTION OF THE PROPERTY:

TYPE DE PROPERTY: \_\_\_\_\_

Tel.Home 1: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_ Tel.Home 2: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

Price: \_\_\_\_\_

Construction: \_\_\_\_\_ M2. Property: \_\_\_\_\_ M2

Front: \_\_\_\_\_ Years of construction: \_\_\_\_\_

Actual use: \_\_\_\_\_ Possible use: \_\_\_\_\_

Bedrooms: \_\_\_\_ Baths: \_\_\_\_ Stories: \_\_\_\_ Serv. bedroom.: \_\_\_\_ Serv. Bath.: \_\_\_\_

Others:

\_\_\_\_\_  
\_\_\_\_\_

Address:

\_\_\_\_\_  
\_\_\_\_\_

Province: \_\_\_\_\_ Cantón: \_\_\_\_\_ District: \_\_\_\_\_

Sector: \_\_\_\_\_

REGISTRO PUBLICO:

Folio Real: \_\_\_\_\_ Tomo: \_\_\_\_\_ Folio: \_\_\_\_\_

As.: \_\_\_\_\_ Area: \_\_\_\_\_ M2.

CATASTRO: Plano N° \_\_\_\_ - \_\_\_\_ / \_\_\_\_ - \_\_\_\_ -19 \_\_\_\_ Area: \_\_\_\_\_ M2

10. Both parties agree for this leasing agreement to be notarize at the moment its feel necessary or convenient.

This agreement is signed agreeing that everything is correct on the \_\_\_\_ of \_\_\_\_\_ 200\_\_

\_\_\_\_\_

Owner

\_\_\_\_\_

BROKER