TWIN CITIES LEASING

★ YOUR HOME, MANAGED LIKE IT'S OUR OWN ★

REALTOR PARTNER PROGRAM

THE LISTING BACK GUARANTEE

REFER YOUR CLIENT. KEEP YOUR CLIENT.

Your seller can't sell right now — wrong market, wrong timing, a transfer with a report date attached. So they rent the house out, and somewhere in the next two years you lose the relationship and the listing with it. **Send them to Twin Cities Leasing and that doesn't happen.** We manage the home. When your owner is ready to sell, the listing goes back to you — in writing, signed by our broker, before the first resident moves in.

WHAT WE PUT IN WRITING:

- **THE LISTING COMES BACK TO YOU**
  -- When your owner sells, we send them to you. We never take the listing ourselves.
- **WE NEVER SOLICIT YOUR CLIENT**
  -- No CMAs, no "have you thought about selling," no handing them to another agent.
- **YOU STAY IN THE PICTURE**
  -- A written update on the home every year, and leases timed for the spring market.

WHAT YOUR CLIENT GETS:

- **A LICENSED RENTAL REP**
  -- One point of contact, placement to move-out
- **FULL-SERVICE MANAGEMENT**
  -- Showings, screening, rent, maintenance, emergencies
- **A HOME KEPT SALE-READY**
  -- Inspections and a lease timed for the market

Our broker signs the guarantee on the back of this page — you keep a copy.

WHO TO SEND US:

"I can't sell it for what I need."

That sentence is our client — any owner who needs a year or two of good tenancy before the market catches up.

- **RELOCATING ON A DEADLINE**
- **LISTING THAT SAT ALL SUMMER**
- **PAYOFF THAT DOESN'T CLEAR**
- **BOUGHT BEFORE THEY SOLD**

HOW IT WORKS:

1. **REFER THE OWNER**
   Call 612-367-6723 or email Rent@TwinCitiesLeasing.com.
2. **WE SIGN THE GUARANTEE**
   Before the first resident moves in. You keep a copy.
3. **YOU GET THE LISTING**
   When the owner is ready to sell, we send them back to you.

WWW.TWINCITIESLEASING.COM

SIGN THE GUARANTEE ON THE BACK — TURN OVER »»

TWIN CITIES LEASING
YOUR HOME, MANAGED LIKE IT'S OUR OWN

Twin Cities Leasing

6385 Old Shady Oak Rd #250, Eden Prairie, MN

612-367-6723
Rent@TwinCitiesLeasing.com
www.twincitiesleasing.com

4.8 ★★★★★ 182 Google reviews

"What sets them apart is their professionalism, real estate knowledge, problem solving abilities, attention to detail and most importantly their white glove customer service."

The Listing Back Guarantee

Referral Protection Agreement for your Homeowner / Investor Referral

- **Exclusivity** and **First Right of Refusal** on the listing when your referral decides to sell
- **No solicitation** of your client for as long as we manage the home — signed by our broker before move-in

Agent Name: _____

Agent Email: _____

Agent Phone: _____

Brokerage Name & Address: _____

Homeowner / Investor Name: _____

Homeowner / Investor Email: _____

Homeowner / Investor Phone: _____

Property Address: _____

GUARANTEE TERMS

1. The referral. Agent has referred the Homeowner/Investor named above ("Owner") to Twin Cities Leasing LLC ("TCL") for resident placement and/or property management. Agent makes no representation or warranty regarding the Owner or the property. Any referral compensation is governed separately by TCL's PM Referral Agreement and is not part of this agreement.

2. The listing comes back to Agent. When the Owner elects to sell the property, TCL will refer the Owner to Agent for listing representation. TCL will not list the property itself or through any licensee affiliated with TCL, and will not refer the Owner to any other agent for the sale.

3. No solicitation. For as long as TCL manages the property, TCL will not solicit the Owner to list with TCL or present the Owner with a competing listing proposal.

4. Notice and updates. TCL will notify Agent in writing within five (5) business days of learning that the Owner intends to sell, and will send Agent one written update on the property each year that TCL manages it.

5. Lease timing. Where the Owner's instructions and Minnesota law allow, TCL will structure lease terms so the property can be delivered to market in the spring selling season.

6. The Owner decides. The Owner's right to choose their own representation is absolute. This agreement binds TCL only. It is not a listing agreement, buyer representation agreement, or exclusive arrangement of any kind with the Owner.

7. Availability and term. If Agent is no longer licensed and active in Minnesota, or does not respond within ten (10) business days of the notice in Section 4, TCL's obligations under Sections 2 and 3 end as to that transaction. This agreement remains in effect for as long as TCL manages the property and for 180 days after management ends.

8. No agency created. Nothing in this agreement creates an agency, partnership, or employment relationship between TCL and Agent or Agent's brokerage.

Twin Cities Leasing LLC		Referring Agent	
JAMES HUMPHREY, BROKER	DATE	SIGNATURE	DATE