

DATE: _____ **UNIT:** _____

**These are the Fee Rates and Services provided to Landlords for the
Finder's Fee Commission:**

A monetary Finder's Fee of one full month rent for any Tenancy of six (6) months or more secured will be paid to the Agent
ALL FEES PAID TO BRM ARE NON-REFUNDABLE

Terms as per the Bermuda Chamber of Commerce, Real Estate Handbook

Commission and Fees

Residential Rentals

Long Term (a tenancy of six (6) months or MORE)

Unmanaged Properties -Finder's Fee

- (a) If a property is rented for any period over six (6) months, the Finder's Fee will be equal to the first full one (1) month's rent.
- (b) The Finder's Fee in full is payable on or before the inception of the lease unless otherwise agreed in writing
- (c) Such Finder's Fee is NOT to be subject to a pro-rata refund in the event that the tenancy should be terminated early.
- (d) No Finder's Fee is payable on renewal of Lease.

Unmanaged Properties – Finder's Fee

- (a) If a property is rented for any period less than six (6) months, the Finder's Fee will be fifty percent (50%) of the first full one (1) month's rent.
- (b) The Lease agreement is included in the Fee

A Finder's Fee will provide the following:

1. Inspect the unit and advise of the current market conditions
 2. Market the property to be rented in the manner the Agent sees most beneficial to prospective TENANTS
 3. Schedule viewing(s) at the unit
 4. Screen prospective TENANT(s): a) LANDLORD reference b) EMPLOYER's reference c) CREDIT reference
 5. Negotiate and present all offers to the LANDLORD
- **The LANDLORD maybe responsible to make additional payments.
6. Prepare the Lease Agreement (included) with terms agreed upon by the LANDLORD and TENANT

Additional services BRM offers:

1. Prepare the Lease Agreement* using a variation of the Burgess Realty Management Ltd. Lease **Cost BD\$200.00**
*Burgess Realty Management Ltd. is relieved from all actions or liabilities as a result from using our Lease
 2. Obtain the TENANT portion of the stamp duty which pertains to the rental unit
N.B. The stamp duty is equally shared between the LANDLORD and TENANT
 3. Prepare an inventory of the contents of the unit **Cost BD\$60.00 or BD\$60.00 per hour**
 4. Conduct inspections **Cost \$200.00 per inspection**
 5. Special Requests
- N.B. This is a duplicate of the fee structure on the Finder's Fee listing sheet

If you would like the personal service of a small company with the knowledge of a large company you have made the right decision by using Burgess Realty Management Ltd.

I look forward to working with you.

Sincerely,
Jil Burgess (Mrs.)
Agent