

**FINDERS FEE AGREEMENT**

THIS agreement dated the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, shall be for the management of the property commonly referred to as a \_\_\_\_\_.  
Address \_\_\_\_\_,  
Spokane County, WA, hereinafter referred to as "Premises." In consideration of the following covenants \_\_\_\_\_, hereinafter referred to as "OWNER, employs QFS Property Management hereinafter referred to as AGENT:

1. The Agent agrees to:
  - a. Provide and furnish the services of its organization for the leasing of the above-mentioned premises.
  - b. Render to the owner a lease and a statement of receipts, expenses, and charges and to remit receipts, less disbursement to the Owner at \_\_\_\_\_.  
Phone Number \_\_\_\_\_ or \_\_\_\_\_ or at such other location as the Owner may from time to time designate.
2. The Owner authorizes QFS Property Management, a division of Atlee Contract and Mortgage the exclusive agent to lease the above property for \_\_\_\_\_ months at \$\_\_\_\_\_ per month or other terms to which the Owner agrees. The Owner authorizes Agent to sign leases for a period not to exceed one (1) year.
3. The Owner authorizes the Agent to advertise the premises at the Owner's expense, to display signs and to rent the same. Owner agrees to assume all expenses for advertising. A \$100 advertising deposit is required.
4. Upon securing a lessee ready and able to lease or rent the property above in accordance with terms, which I may accept, I agree to pay Agent a rental finder's fee of \_\_\_\_\_% of the first full months rent.
5. Either party may cancel this contract by giving a written sixty-day (60) notice.
6. Insurance: The Owner agrees to hold the Agent harmless from all damages and suits arising out of and in connection with the management of the premises and from liabilities for injuries suffered by any persons whomsoever and to keep in full force and effect a public liability insurance policy adequate to protect the interests of the owner as well as the Agent. The Owner further agrees to release the Agent and waive any right of claims against the Agent for loss of rents resulting from damage due to Agent's negligence or failure to perform any of the services outlined in the Agreement.
7. The tenant's Security-Damage-Cleaning Deposit will be held at:  
\_\_\_\_\_
8. Owner acknowledges receipt of pamphlet entitled "The Law of Real Estate Agency" per law.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of this date and year first above written.

By: \_\_\_\_\_  
Agent: QFS Property Management  
2128 N Pines Rd  
Spokane, WA 99206

BY: \_\_\_\_\_  
Owner  
\_\_\_\_\_  
Owner