



Letter of Intent to Lease

This Letter of Intent to Lease is completely NON-BINDING as between Tenant(s) and Landlord(s) until a formal Lease Agreement between them has been executed. The basic terms and conditions for the purposed Lease Agreement are:

Property: \_\_\_\_\_

Landlord(s): \_\_\_\_\_

Tenant(s): \_\_\_\_\_

Commencement Date: \_\_\_\_\_ Term of Lease: \_\_\_\_\_

Security Deposit: \$\_\_\_\_\_ (1.5 x 1months rent) is the maximum allowed by the State of Michigan.

Monthly Rent: \$\_\_\_\_\_ Includes \_\_\_Water \_\_\_Gas \_\_\_Electricity \_\_\_Other \_\_\_\_\_

Additional Occupants: \_\_\_\_\_

Pets: \_\_\_\_\_

Additional Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THE TERMS BELOW ARE BINDING ON ALL PARTIES HERETO

**Deposit:** Tenant has given National Realty Centers a deposit in the amount of \$\_\_\_\_\_, which will be held in escrow and applied towards the Tenant’s rental obligation upon signing a formal Lease Agreement. If Landlord and Tenant do NOT execute a formal Lease Agreement within the next 30 calendar days, then the deposit shall be refunded to Tenant in full.

**Lead-Based Paint:** Tenant acknowledges that prior to signing this Letter of Intent to Lease, Tenant has received and reviewed a copy of the Lead-Based Paint Landlord’s Disclosure Form completed by the Landlord on \_\_\_\_\_, the terms of which are incorporated herein by reference.

**Agency:** Landlord acknowledges notice that \_\_\_\_\_ (Agent of National Realty Centers) and National Realty Centers are acting solely on behalf of the Tenant unless otherwise stated in writing.

**Commission:** Landlord and/or Landlord’s Broker agree(s) to pay National Realty Centers a commission of \$\_\_\_\_\_ or \_\_\_\_\_ % of the scheduled gross lease value upon execution of a formal Lease Agreement. In the event Tenant shall purchase the Property from the Landlord during the terms of said Lease Agreement or holdover period, Landlord and/or Landlord’s Broker agrees to pay National Realty Centers a commission of \_\_\_\_\_% of the purchase price upon consummation of the sale.

**Lease Agreement:** This Letter of Intent to Lease as between Landlord and Tenant is contingent upon approval of a formal Lease Agreement by Tenant and Landlord, which shall encompass the terms and conditions herein. Landlord, Landlord’s broker or agent and tenant are otherwise bound to their promises to National Realty Centers as stated herein as shown by the signatures below.

\_\_\_\_\_  
Tenant / Date

\_\_\_\_\_  
Tenant / Date

\_\_\_\_\_  
Agent / Date

\_\_\_\_\_  
Landlord / Date

\_\_\_\_\_  
Landlord / Date

\_\_\_\_\_  
Agent / Date