



COZYHOMES

LEASING AGENT COMMISSION

1. Commission Percentage: The realtor is entitled to receive a commission equal to 50% of the first month's rent. This means that when a tenant signs a lease agreement and pays one month's agreed upon rent amount, the realtor's commission will be half of that amount.
2. Timing of Payment: The commission is not paid to the realtor immediately upon signing the lease or move-in date. Instead, it is disbursed on the Friday following 30 full days after the first full month of rent has been paid by the tenant.
3. Clearance of First Full Month's Rent: The commission will only be paid once the first full month's rent has been paid on time and has been cleared. This means that the tenant's payment must be successfully processed by the landlord or property management, and any necessary checks or verifications must be completed to ensure the funds are received and available for disbursement. Until this clearance is confirmed, the realtor's commission will not be paid.
4. Disbursement of Payment: Once the timing of payment and clearance has been fulfilled, the realtor's commission will be disbursed. The preferred method of disbursement for COZYHOMES is electronic fund transfer (EFT). Please provide your ACH information to our property management leasing team. The agent may, alternatively, request a mailed check. A mailed check will incur a processing fee of \$75, which will be deducted from the commission amount. NOTE: *Failure to provide your information in a timely manner may result in a delay of payment.*

These conditions ensure that the realtor receives their commission based on the actual rental transaction and the successful payment of rent by the tenant. This process helps avoid situations where the tenant might default on their payment or terminate the lease early, providing a more secure basis for commission payment.