

1. Services

“**Rentals Montenegro**” offers an **intermediary service** between owners of properties and potential tenants looking for long-term rentals in Montenegro.

The aim of the service is to **introduce** owners and potential tenants and **assist** in concluding a rental agreement.

The intermediary service ends when the owner and tenant have signed a lease (see article 5.)

2. Intermediary fee

When a lease is signed between the owner and the tenant, the intermediary service is compensated by a **One-Off Fee** calculated as a **percentage of the monthly rent** or a percentage of the total rent. PDV (VAT) must be added to the fee according to the rate in use at the date of signing the contract.

For a lease of 7 months or more (211 days or more), the fee is **100% of one month rent**. Ex. Rent of 400€/month >> the fee is: 400€+pdv. If the rent varies seasonally, the **average monthly rent** is used as a base to calculate the fee.

For a lease shorter than 7 months (210 days or less), the fee is **10% of the total amount over the period**. Ex. Rent of 50€/day or 1500€/month over 3 months (90 days): total of 4500€ for the entire period >> the fee is: 4500x10%=450€+pdv.

SALE OF PROPERTY: In the event that the potential tenant introduced to the owner purchases any property of the landlord, within 24 months from the introduction, “**Rentals Montenegro**” is entitled to a **6% fee on the purchase price**.

3. Payment terms

The fee must be paid to **Rentals Montenegro upon reception of the 1st payment** (Rent, Reservation Deposit or Security Deposit) **at the latest**.

4. Returning clients

In the event that a potential tenant who has been presented to the owner by “**Rentals Montenegro**” returns to the property (with another agency or on his own for example) and signs a lease, the owner will have to pay the intermediary fee to **Rentals Montenegro** or legal action will be taken against him/her.

5. Conditions

The service provided is the **intermediation** only. Therefore the fee is a **one-off fee**, no more fees will be paid by the owner to **Rentals Montenegro** for the duration of the rental. Therefore, the owner takes full responsibility in liaising directly with his tenant during the rental period, and will not seek **Rentals Montenegro** assistance in liaising with the Tenant for payment of the rent or any other issue that may arise after signing the lease (**including if the tenant breaks the lease before the term**).

If the owner requires **ongoing rental management services**, he can sign a Full Rental Management Agreement with **Rentals Montenegro**. Such service is compensated by a **monthly fee** of 15% of the rent to **Rentals Montenegro** for long-term leases (3 months and more) (with a minimum monthly fee of 75€+PDV), or 30% in case of season / short-term rentals management.

6. Applicable law

Contracting parties agree to solve in peaceful way all misunderstandings that can possibly result from this contract. In case those misunderstandings cannot be dealt in agreeable way both contracting parties agree that the Montenegrin Court is the authorized entity for dispute resolution

I, _____ (name) _____, agree to the above Terms and Conditions - Signature: _____ Date: _____

CONTRACT
Property Owners

This Agreement is concluded in _____ on ____/____/____ between:

Company: Catareos d.o.o.,

Društvo za promet i usluge acting under the trademark "**Rentals Montenegro**"

Director: Carine HITCHCOCK, **ID No:** 706329742 (UK PASSPORT)

Company Registration number: 5-0511673/005

Company's address: Kalimanj 3 – 85320 Tivat, Montenegro,

Bank account : 525-4896-03

[hereinafter: "**THE INTERMEDIARY** "]

AND:

Company: _____ Represented by: _____

Position: _____ ID No / Country: _____

Company Registration number: _____

Individual: _____

ID/Passport No / Country: _____

[hereinafter: "**THE PROPERTY OWNER**"].

The PROPERTY OWNER certifies he/she is the owner of the property subject to the lease and described below:

_____ Title Deed extract number _____ K.O. _____

The PROPERTY OWNER **fully agrees with the Terms and Conditions** of the INTERMEDIARY.

The INTERMEDIARY has secured a tenant for the PROPERTY OWNER for the following:

Length of rental _____ Month(s) Day(s) Year(s)

Amount of rent: _____ Per Month Per Day For the Entire Period _____

And is therefore entitled to the following Agency fee:

The **rental period is 211 days or more**: 100% of 1 month rent*: _____ (+PDV)

** if the rent varies seasonally, the average rent is taken as a basis for calculations.*

The **rental period is 210 days or less**: 10% of the total amount over the period: _____ (+PDV)

The PROPERTY OWNER requires ongoing rental management services YES NO

If "YES"

For a long term lease (**90 days or more**): the PROPERTY OWNER is liable to pay a fee of 15% of each rent to **Rentals Montenegro** (with a minimum monthly fee of 75€+PDV),

For short term lease (**89 days or less**): the PROPERTY OWNER is liable to pay a fee of or 30% of each monthly rent in case of season / short-term rentals management.

THE PROPERTY OWNER

Name: _____

Signature:

REPRESENTATIVE of Catareos d.o.o.

Signature:

Carine Hitchcock

Catareos d.o.o.

THE INTERMEDIARY

Signature:
