

PODGORICA
TERMS AND CONDITIONS
Tenants

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 tenants and **assist** in concluding a rental agreement on a long-term basis. The intermediary service ends when the owner and tenant have signed a lease (see article 5.).

2. Intermediary fee

The intermediary service is compensated by a fee which is **paid by the Property Owner**. The potential tenant is not obliged to pay a fee to the Agency, but is allowed to tip the agent if he/she is satisfied with his/her services.

3. Additional Services

Shall the potential tenant require further assistance for the drafting of the lease and its notarization, “**Rentals Montenegro**” can provide lease template, in English Language, and adapt it to the needs of the tenant and the owner, for the cost of 75€ (+PDV). The additional costs for legal translation and Notarization shall be borne by the tenant. An invoice will be edited for such services.

4. Non-Disclosure Clause

The Primary Capital of “**Rentals Montenegro**” is its **Database of Properties / Landlords** offering long-term accommodation. The Tenant agrees to **not disclose to any third party who may have an interest in the property in terms of rentals** (including any potential future tenant, colleagues, employer or other agency) **the contact details (phone number, exact address, etc.) of the Landlord** that was introduced by “**Rentals Montenegro**” and to redirect any potential future tenant (or its representative), to “**Rentals Montenegro**”.

5. Conditions

The service provided is the **intermediation** only. The tenant takes **full responsibility in liaising directly with his landlord** during the rental period, and will not seek “**Rentals Montenegro**” assistance in liaising with the Owner for any issue that may arise after signing the lease. If the tenant does not agree to this condition, he/she can sign a Full Rental Management Agreement with “**Rentals Montenegro**” which means he will be liable to pay a monthly fee of **15% of the monthly rent + PDV** (with a minimum fee of 75€+PDV) to “**Rentals Montenegro**” for such services.

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

Date: _____ Client: _____ Catareos d.o.o.: _____