

**Exclusive brokerage contract to lease**

**ANNEX BROKERAGE CONTRACT N\*\_\_\_\_\_\_**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**7.1**

**a) As part of a residential lease**

1) Failing a stipulation as to the date of expiry, this contract shall expire 30 days after its making.

2) In accordance with generally accepted practices, the AGENCY or the BROKER undertakes to use the information contained in this brokerage contract only in accordance with the terms and conditions stipulated in the contract or by law.

3) In case of dispute between the AGENCY or the BROKER and the LESSOR, the Organisme d’autoréglementation du courtage immobilier du Québec may act as conciliator or mediator upon request by the parties. The OACIQ may also arbitrate accounts between the AGENCY or the BROKER and the LESSOR.

4) Section 28 of the Real Estate Brokerage Act (R.S.Q., c. C-73-2):

28. Despite any stipulation to the contrary, the client may terminate the contract at the client’s discretion within three days after receiving a duplicate of the contract signed by the two parties, unless the client has written in its entirety and signed a waiver

The contract is terminated by operation of law as of the sending or delivery of a written notice to the BROKER or to the AGENCY.