



Hi Cassie,

A document from Next Step Property Management is ready for your signature.

What you need to know:

- For security purposes, this link expires in 48 hours. If the link is selected after it expires, you'll receive an email with a new link within a few minutes.
- By signing this document electronically, you agree to its contents and to using your eSignature as a way to legally bind the document.
- You'll receive an email when all required people have signed the document.

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Questions? Contact your property manager at (228) 203-3412 or cassie@realestaterwithcassie.com.



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MREC Agency Disclosure Form A

WORKING WITH A REAL ESTATE BROKER

****THIS IS NOT A LEGALLY BINDING CONTRACT****

Approved 05/14/2024 by
MS Real Estate Commission
P. O. Box 12685
Jackson, MS 39236

GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships. Several types of relationships are possible, and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction. The purpose of this Agency Disclosure form is to document an acknowledgement that the consumer has been informed of various agency relationships which are available in a real estate transaction. For the purposes of this disclosure, the term Seller and/or Buyer will also include those other acts specified in Section 73-35-3(1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations:

- **To the Seller:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Buyer and Seller:** A duty of honesty and fair dealing.

BUYER'S AGENT



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BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:

- **To the Buyer:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Seller and Buyer:** A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed

them to present. You should not disclose any information that you do not want the Seller to know (i.e. are willing to accept, and your motivation for buying) because the Seller's Agent would be required to disclose. Customer dealing with a Seller's Agent, you might desire to obtain the representation of an attorney,

THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided by:

- ☐ Client (The Licensee is my Agent. I am the Seller or Landlord.)
- ☐ Client (The Licensee is my Agent. I am the potential Buyer or Tenant.)
- ☐ Client (All Licensees of the Brokerage Firm may become Disclosed Dual Agents.)

By signing below, I acknowledge that I received this informational document and explanation prior to which might affect the bargaining position in a real estate transaction involving me.

(Client signature)	(Date)	Click to sign *	Textbox1 *
(Client signature)	(Date)	(Licensee signature)	(Date)
		Next Step Property Management	
		(Licensee Brokerage)	

LICENSEES: Provide a copy of this disclosure acknowledgement form to all signatories and retain signed

Sign Document

REQ* FIELD LEFT 1

Next>

of Surrender and Abandonment. Tenant shall be considered to have surrendered the property when (A) the move-out date has passed, and no one is occupying the property, or (B) all keys and access devices listed in this Lease have been returned. Tenant will be considered to have abandoned the property if: (A) You appear to have moved out, as determined by us; (B) Clothing, furniture, and personal belongings have been substantially removed; (C) Utility services are disconnected, and you have failed to respond to our notice left on the entry door within two (2) days; or (D) In the case of the death of a sole resident, the property is considered abandoned ten (10) days after the death.

9. Holding Over. Tenant, nor any other occupant, invitee, or guest, shall remain on the property beyond the move-out date specified in the move-out notice or our notice to vacate, unless otherwise agreed in writing. In the event of a holdover possession, the following conditions shall apply:

A) Holdover rent shall be due in advance on a daily basis and may become delinquent without notice or demand;

B) The rent for the holdover period shall increase by 25% over the then-current rent, without notice;

C) Tenant will be liable for all rent due for the full term of the previously signed Lease Agreement for any new resident who cannot occupy the property due to the holdover, and any other costs associated with the delay/cancel of move in.

10. Landlord Access to Property. Landlord will have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Property for the purpose of inspecting the Property and all buildings and improvements thereon. Tenant will make the Property available to Landlord or service professionals for the purposes of making repairs or improvements, or to supply agreed services or show the Property to prospective buyers or tenants, or in case of emergency. Except in case of emergency, Landlord will give Tenant reasonable notice of intent to enter. For these purposes, twenty-four (24) hour written notice will be deemed reasonable.

Sign Document


Continue

☒ You have completed all required fields. Please click 'Continue'.

49. Entire Agreement. This document constitutes the entire Agreement between the Tenant and Landlord. This Agreement cannot be modified except in writing and must be signed by all parties. Neither Landlord nor Tenant have made any promises or representations, other than those set forth in this Agreement and those implied by law. The failure of Tenant or its guests or invitees to comply with any term of this Agreement is grounds for termination of the tenancy, with appropriate notice to Tenants and procedures as required by law.

50. Binding Effect. The provisions of this Agreement will be binding upon and inure to the benefit of parties and their respective legal representatives, successors and assigns. In this Agreement, the terms "party," "parties," "person," "persons," "tenant," "tenants" are used in the singular or plural form as context requires. Any reference to the singular includes the plural and vice versa, as the context may require.

IN WITNESS the Landlord and Tenant(s) have executed this Agreement in the manner prescribed by law as of the Effective Date.

Landlord:  02 / 05 / 2025
Cassie Webb, Property Manager

Sign Document



Almost done.

I agree to be legally bound by this document and the Dropbox Sign [Terms of Service](#). Click on 'I Agree' to sign this document.

Edit

I agree



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Your request has been signed!

You'll receive a copy in your inbox shortly.