

SHORT TERM NEW YORK RENTALS

RENTAL BROKERAGE FEE DISCLOSURE

I/We, the undersigned ("Tenant(s)") understand that SHORT TERM NEW YORK RENTALS("Broker") operates as a real estate agency representing both landlords and lessees as a disclosed dual agent and performs the role of showing apartments for a fee. Unless otherwise agreed to in writing signed by all parties to this agreement, Tenant(s) agree to pay Broker a fee for services rendered towards securing rental housing in the amount of one month's rent. This fee creates no contract which binds the Broker other than for the execution of a lease.

1. The above-stated fee is due to the Broker immediately after Tenant(s) has/have submitted a complete application and been notified by Broker of acceptance by the Landlord for tenancy. If Tenant(s) withdraw from the application after being notified of approval from the Landlord, Broker reserves the right to apply Tenant(s) deposit as the Broker's Fee. If Tenant(s) is/are not approved for tenancy by the landlord, no rental fee is due to the Broker.

2. Each Tenant understands that if he/she is part of any group that has been shown a rental property by the Broker yet proceeds to lease the premises through any other source, including but not limited to another realty agency, management company or landlord, a fee equal to one month's rent will be due to Broker prior to the occupancy date.

3. Tenant(s) acknowledge(s) that all deposit monies made payable to the Broker, except the Broker's fee, will be cleared through Broker's escrow account and turned over to the landlord and Broker assumes no responsibility once said funds are released.

4. Any payments towards any rental transaction received within 20 days prior to occupancy must be paid by bank check, money order or cash.

5. Tenant(s) grant(s) permission to Broker to perform reviews of credit and references and understand(s) that this information may be provided to the Landlord for examination and approval.

6. Broker makes no representations as to the condition, legal status or character of the neighborhood.

7. The Landlord's decision to rent or not rent to the Tenant(s) is at the Landlord's discretion. Discrimination of any kind, whether based on age, ethnicity, marital status, race or religion is prohibited by law.

All Tenants must sign prior to time of showing

Tenant: _____ Tenant: _____

Tenant: _____ Tenant: _____

Date	Address	Amount
	425 W 44 th Street. Room # _____	\$
		\$
		\$
		\$
		\$
		\$