



## RENTAL BROKERAGE FEE DISCLOSURE & AGREEMENT

### SPECIFICATION OF FEE

The undersigned "Prospective Tenant" has requested our assistance in securing housing accommodations for rent. In consideration of these services, the Prospective Tenant will be expected to pay the Broker, herein listed, a fee equal to 60% of the monthly rent amount of the particular rental applied for ("The Fee"). This Fee, along with other property specific lease terms, shall be detailed on the "Review of Lease Terms" form, which is incorporated by reference, and shall be provided to Prospective Tenant at the time of application.

The Fee will be payable at such time as Prospective Tenant submits through our office an application to rent a particular housing accommodation. However, so long as Prospective Tenant complies with the terms and conditions of the rental application forms and do not make any untrue statement therein, The Fee will be refundable unless the application is accepted for a tenancy. If the application is accepted for a tenancy and the Prospective Tenant subsequently withdraws their application, The Fee paid shall be retained by Broker as liquidated damages.

### INTRODUCTION TO RENTAL UNITS BY BROKER

The undersigned acknowledge and agree that any rental housing that is offered for rent by the Broker at the direction of the property owner (AKA Landlord) is subject to the The Fee regardless of the means of promotion or advertising. Further, the undersigned acknowledge that the brokerage fee is not a "finders fee" and Brokers services provided are comprehensive beyond simply identifying any particular rental.

### BROKER AS ESCROW AGENT

The undersigned acknowledge that all deposit monies made payable to the Broker will be cleared through our bank account and turned over to the Lessor, except The Fee, to secure the apartment and fulfill the requirements of the Review of Lease Terms, rental agreement and/or lease. The undersigned authorize the Broker to release these funds and acknowledge that Broker assumes no responsibility for these funds once released to property owner or Lessor. Further, all payments must be paid by bank check, money order, Brokers online payment processor or cash; personal checks will not be accepted.

This fee disclosure form is provided in accordance with regulations adopted by the Massachusetts Board of Registration of Real Estate Brokers and Salesmen.

Entered into this agreement this \_\_\_\_\_ (day) of \_\_\_\_\_ (month) \_\_\_\_\_ (year)  
as my free act and deed.

\_\_\_\_\_  
Prospective Tenant, Signature

\_\_\_\_\_  
Alan St. Hilaire – Licensed Broker #9529064

\_\_\_\_\_  
Prospective Tenant, Printed Full Name

Broker or salesperson to check indicating  
Prospective Tenant refused to sign this form

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