



KENMORE SQUARE
842b Beacon Street
Boston, MA 02118

COOLIDGE CORNER
344 Harvard Street
Brookline, MA 02446

ADDRESS: _____ AGENT: _____

APPLICANTS: _____

This is a binding legal document. Please read it carefully. Your signature represents a binding contract with this company for the services provided to you up to this point in time. All terms and conditions on this document are non-negotiable. Broker License #9057898 Corporate License #7063

MOVE DATE: _____ You do not have occupancy rights until the first day of your lease term at _____

Table with 2 columns: FUNDS DUE, DATE. Rows include Credit Charge, Deposit/First Month, Last Month, Security Deposit, Key Deposit/Fee, Finder's Fee, Other, Other, and TOTAL*.

RENT INCLUDES: _____
LAUNDRY: _____
PET POLICY: _____
PARKING: _____

Apartment Condition Disclosure: Unit will be delivered in broom-clean condition. If a security deposit is required, an Apartment Condition Statement will be issued with instructions. Necessary cleaning and/or repairs will be performed after you take occupancy unless otherwise stated in writing and signed by the landlord.

Broker & Applicant Agreement: CCRE is acting as agent for the landlord/management company. All inquiries in reference to the property must be directed to CCRE, LLC until the date of move-in. You are not permitted to contact the landlord/management company or the current tenant until time of move-in. Violation of this agreement could result in denial of application and loss of deposit.

*Please note: there is a 3% non-refundable fee on any amount charged on a debit or credit card. We cannot accept personal checks within 15 days of move-in. There is a \$50 fee for returned or bounced checks.

FINDER'S FEE DISCLOSURE AND AGREEMENT

TOTAL FEE \$ _____ LANDLORD \$ _____ APPLICANT \$ _____

If applicable: On this apartment the landlord/management company pays CCRE the above stated finder's fee upon the execution of a lease contract and occupancy of the applicant/s.

The applicant's finder's fee is subject to conditions set below. Applicant/s understand that if the landlord/management company is paying a finder's fee, the landlord/management company only pays finder's fees to CCRE after leases are signed and applicant/s take possession of the apartment.

CCRE charges one month's rent for withdrawing application/s at any time. This includes refusal to sign a lease. Standard RHA leases may be previewed at anytime, however the prospective tenant/guarantor/representative may not negotiate terms or changes to the lease.

The finder's fee will be deducted from the deposit on account. The only exception will be if the landlord/management company denies the application/s. In that case, deposits will be refunded and returned via first class mail ten business days after of the date of the deposit, NO EXCEPTIONS. All stopped checks will be subjected to a \$50.00 fee plus original fees owed, failure to pay will be reported to all three credit bureaus. All applications are considered accepted immediately unless rejected by the landlord/management company.

Should you change your decision, withdraw, fail to execute a lease, or otherwise not take possession of the premise, you understand that CCRE is still entitled to the one-month's rent finder's fee. The landlord/management company also reserves the right to hold deposits as damages if you withdraw your application/s. All deposits taken by this office are cashed and deposited immediately regardless of the status of the application/s.

If a cosigner is required, the applicant must provide a qualified cosigner that meets the required criteria of the landlord including credit and salary. If a qualified cosigner cannot be provided, CCRE is still entitled to the one-month's finder's fee.

Cosigner Required?

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Cosigner Required?

DATE

AGENT SIGNATURE