

CLIENT AUTHORIZATION & FEE AGREEMENT

	Occupant 1	Occupant 2	Occupant 3
Name			
Address			
Telephone (H)			
Telephone (W)			
Email			
Employer			
Position			
Annual Income			

Thank you for your asking us, Nord-East Realty Group, LLC (hereinafter "Nord-East Realty Group"), to act as your rental broker. We believe you will find our dedication to your needs to be first class. Before we can begin showing you apartments, we must ask you to sign this agreement so that we both understand our rights and responsibilities to each other.

By signing this Agreement, you are retaining Nord-East Realty Group to act as your agent for the rental of an apartment within New York City upon the following terms and conditions. Although we cannot guarantee that we will find you exactly what you are looking for, we wish to assure you that we will be representing you and not the landlord. As such, we will be using our best efforts to find you a suitable apartment.

If within 120 days after we have shown you an apartment, you rent that apartment, or any other apartment in the building or complex which was shown to you by us, you agree to pay us a commission ("Commission") equal to fifteen (15%) percent of the first twelve (12) months' rent. You will pay us the entire Commission (by certified or bank check) upon the earlier of your execution of a lease or other agreement. You acknowledge that in certain instances Nord-East Realty Group may receive additional compensation from the landlord. Should that happen, you still will be responsible to pay us our full Commission.

In the event that within that 120 day period after we have shown you an apartment, you rent that or another apartment in the same building or complex through the services of a broker other than Nord-East Realty Group or through the landlord directly, you will nonetheless pay us the entire Commission.

To avoid any future misunderstandings, each apartment we show you will be listed below on this agreement and you will initial each addition. Similarly, should we propose to show you an apartment in a building or complex for which you would be contractually obligated to pay another broker a commission, you will advise us in advance. [If you do not, you will hold us harmless from any claims brought by that other broker.]

In the event of your default under this Agreement, in addition to paying us our entire Commission, you will pay us all reasonable legal fees incurred by us in enforcing our rights. In addition, any claim that you may have arising from the services provided to you by Nord-East Realty Group shall be limited to the amount of the brokerage commission paid. This Agreement is the entire agreement between us concerning the subject matter and may not be changed except by a further signed writing.

We look forward to helping you find your new home in New York.

Signature: _____ **Signature:** _____ **Date:** _____

Name: _____ **Name:** _____ **Agent:** _____

Buildings Visited/ To Be Visited		
Date	Building Name/Address	Contact

How did you hear about us? _____
