



LEASE ACCOUNTING/COSTS & FEES

As of: July 31, 2018

This is to acknowledge funds transacted in connection with rental of the following property:

| | |
|---|--|
| Property address: 380 Mountain Rd., Union City, NJ | Apt. # 1012 |
| Landlord: | 1BR/1Bth |
| Tenant's Name: | Base Rent: \$3,200.00 |
| Lease start date: | Utilities & Cable TV : |
| Lease end date: | Total Monthly Rent: \$3,200.00 |
| Total rent: \$38,400.00 | Optional parking: \$150.00 |
| First month installment: \$3,200.00 | (Total with optional parking): \$3,350.00 |
| <i>(Est. min. income requirement:) \$115,200.00</i> | |

FUNDS DUE FROM TENANT:

*(Amounts below in blue/bold MUST be submitted in form of bank check, money order, wire transfer, or cash only!
Refundable until lease is signed, or if board fails to approve sublease).*

| <u>Fee:</u> | <u>Amount:</u> | <u>Payable to:</u> | <u>When due:</u> |
|---------------------|-------------------|-----------------------------------|-------------------------|
| First month's rent: | \$3,200.00 | Hudson View Realty Escrow Account | With Application |
| Broker fee:** | \$3,200.00 | Hudson View Realty Escrow Account | With Application |
| Security deposit: | \$4,800.00 | Hudson View Realty Escrow Account | With Application |

Sub-Total, Hold Deposit: \$11,200.00

(Amounts below may be paid by personal check or cash)

| | | | |
|--|----------|--|--------------------------------------|
| HVR Credit check fee (if applicable: \$35 per person): | | Hudson View Realty | With Application |
| Coop Application Fee (\$300 + \$75 per person background check): | \$375.00 | HTTAC (Hudson Troy Towers Apt. Corp.) <i>(non-refundable)</i> | Upon submission to coop Board |
| First month parking (if applicable): | \$150.00 | Landlord | Prior to Move-in |

TOTAL AMOUNT PAYABLE THROUGH HUDSON VIEW REALTY: \$11,725.00

Funds received (Escrow): _____ By: _____ Date: _____

Funds received (Other): _____ By: _____ Date: _____

Total Amount received: **\$0.00**

BALANCE DUE: \$11,725.00

ADDITIONAL AMOUNTS PAYABLE DIRECTLY TO TROY TOWERS (non-refundable):

| <u>Fee:</u> | <u>Amount:</u> | <u>Payable to:</u> | <u>When due:</u> |
|--|------------------|---------------------------------------|-------------------------|
| \$500 Move-In/Move-out Fee : | \$500.00 | HTTAC (Hudson Troy Towers Apt. Corp.) | Prior to move-in |
| Move-in/Move-out Fee Paid by Landlord: | -\$500.00 | | |
| Electronic bldg. key (per person): | \$35.00 | HTTAC (Hudson Troy Towers Apt. Corp.) | Prior to move-in |

Grand Total Move-in Costs: \$11,760.00

Financial Terms accepted by Tenant: _____

Date: _____

IMPORTANT NOTE: LEASE MUST BE SIGNED AND RETURNED TO BROKER WITHIN 24 HOURS OF RECEIPT (Subject to 3-day attorney review)

****Note: Broker fee and rent deposited are not refundable after Coop Board has approved Lease.**

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