



## LEASE ACCOUNTING/COSTS & FEES

As of: December 4, 2018

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

Property address: <b>380 Mountain Rd., Union City, NJ</b>	Apt. # <b>110</b>
Landlord:	<b>1BR/1Bth</b>
Tenant's Name:	Base Rent: <b>\$1,795.00</b>
Lease start date:	Utilities & Cable TV : <b>\$0.00</b>
Lease end date:	Total Monthly Rent: <b>\$1,795.00</b>
Total rent: <b>\$21,540.00</b>	Optional parking: <b>\$150.00</b>
First month installment: <b>\$1,795.00</b>	(Total with optional parking): <b>\$1,945.00</b>
(Est. min. income requirement) <b>\$64,620.00</b>	

### 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:	<b>\$1,795.00</b>	Hudson View Realty Escrow Account	<b>With Application</b>
Broker fee:**	<b>\$1,795.00</b>	Hudson View Realty Escrow Account	<b>With Application</b>
Security deposit:	<b>\$2,692.50</b>	Hudson View Realty Escrow Account	<b>With Application</b>

**Sub-Total, Hold Deposit: \$6,282.50**

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

HVR Credit check fee (if applicable: \$35 per person):		Hudson View Realty	<b>With Application</b>
Coop Application Fee (\$300 + \$75 per person background check):	\$375.00	HTTAC (Hudson Troy Towers Apt. Corp.) <i>(non-refundable)</i>	<b>Upon submission to coop Board</b>
First month parking (if applicable):	\$0.00	Landlord	<b>Prior to Move-in</b>

**TOTAL AMOUNT PAYABLE THROUGH HUDSON VIEW REALTY: \$6,657.50**

**Funds received (Escrow):** \_\_\_\_\_ **By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Funds received (Other):** \_\_\_\_\_ **By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Total Amount received: \$0.00**

**BALANCE DUE: \$6,657.50**

#### 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.)	<b>Prior to move-in</b>
Move-in/Move-out Fee Paid by Landlord:	<b>-\$500.00</b>		
Electronic bldg. key (per person):	<b>\$35.00</b>	HTTAC (Hudson Troy Towers Apt. Corp.)	<b>Prior to move-in</b>

**Grand Total Move-in Costs: \$6,692.50**

**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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