



LEASE ACCOUNTING/COSTS & FEES

As of: April 19, 2024

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

Property address:	380 Mountain Rd., Union City, NJ	Apt. #	1201
Landlord:			1BR/1Bth
Tenant's Name:		Base Rent:	\$2,950.00
Lease start date:		Utilities, Internet & Cable TV :	(incl).
Lease end date:		Total Monthly Rent:	\$2,950.00
Total rent:	\$35,400.00	Optional parking:	\$165.00
First month installment:	\$2,950.00	(Total with optional parking):	\$3,115.00
(Est. min. income requirement):	\$97,350.00		

FUNDS DUE FROM TENANT:			
<i>(Amounts below in blue/bold MUST be submitted in form of <u>bank check, money order, wire transfer, or cash only!</u> Refundable until lease is signed, or if board fails to approve sublease).</i>			
	Fee:	Amount:	Payable to:
			When due:
First month's rent:	\$2,950.00	Hudson View Realty Escrow Account	With Application
Broker fee:**	\$2,950.00	Hudson View Realty Escrow Account	With Application
Security deposit:	\$4,425.00	Hudson View Realty Escrow Account	With Application
First month parking (if applicable):	\$150.00	Landlord	With Application
Sub-Total, Hold Deposit:		\$10,475.00	
<i>(Amounts below may be paid by personal check or cash)</i>			
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
TOTAL AMOUNT DUE VIA HUDSON VIEW REALTY:	\$10,850.00		
Funds received (Escrow):	_____	By: _____	Date: _____
Funds received (Other):	_____	By: _____	Date: _____
Total Amount received:	\$0.00		
BALANCE DUE:	\$10,850.00		
ADDITIONAL AMOUNTS PAYABLE DIRECTLY TO TROY TOWERS (non-refundable):			
	Fee:	Amount:	Payable to:
			When due:
\$500 Move-In/Move-out Fee :		\$500.00	HTTAC (Hudson Troy Towers Apt. Corp.)
Move-in/Move-out Fee Paid by Landlord:		-\$500.00	Prior to move-in
Grand Total Move-in Costs:		\$10,850.00	

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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