



LEASE ACCOUNTING/COSTS & FEES

As of: November 7, 2024

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

Property address:	380 Mountain Rd., Union City, NJ	Apt. #	1506
Landlord:			1BR/1Bth
Tenant's Name:		Base Rent:	\$3,000.00
Lease start date:		Utilities, Internet & Cable TV :	(incl).
Lease end date:		Total Monthly Rent:	\$3,000.00
Total rent:	\$36,000.00	Optional parking:	\$165.00
First month installment:	\$3,000.00	(Total with optional parking):	\$3,165.00

(Est. min. income requirement:) \$99,000.00

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:	\$3,000.00	Hudson View Realty	With Application
Broker fee:**	\$1,500.00	Hudson View Realty	With Application
Security deposit:	\$4,500.00	Hudson View Realty	10 days prior to move-in
First month parking (if applicable):	\$165.00		

Sub-Total, Hold Deposit: \$9,165.00

(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

TOTAL AMOUNT DUE VIA HUDSON VIEW REALTY: \$9,540.00

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

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

Total Amount received: \$0.00

BALANCE DUE: \$9,540.00

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

Grand Total Move-in Costs: \$10,040.00

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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