



## LEASE ACCOUNTING/COSTS & FEES

As of: November 5, 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>1615</b>
Landlord:			<b>1BR/1Bth</b>
Tenant's Name:		Base Rent:	\$2,200.00
Lease start date:		Utilities & Cable TV :	incl.
Lease end date:		Total Monthly Rent:	<b>\$2,200.00</b>
Total rent:	<b>\$26,400.00</b>	Optional parking:	\$150.00
First month installment:	<b>\$2,200.00</b>	(Total with optional parking):	\$2,350.00
<i>(Est. min. income requirement:) \$79,200.00</i>			

<b>FUNDS DUE FROM TENANT:</b>			
<i>(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).</i>			
<b>Fee:</b>	<b>Amount:</b>	<b>Payable to:</b>	<b>When due:</b>
First month's rent:	<b>\$2,200.00</b>	Hudson View Realty Escrow Account	<b>With Application</b>
Broker fee:**	<b>\$2,200.00</b>	Hudson View Realty Escrow Account	<b>With Application</b>
Security deposit:	<b>\$3,300.00</b>	Hudson View Realty Escrow Account	<b>With Application</b>
<b>Sub-Total, Hold Deposit:</b>		<b>\$7,700.00</b>	
<i>(Amounts below may be paid by personal check or cash)</i>			
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):	\$150.00	Landlord	<b>Prior to Move-in</b>
<b>TOTAL AMOUNT PAYABLE THROUGH HUDSON VIEW REALTY:</b>		<b>\$8,225.00</b>	
<b>Funds received (Escrow):</b>	_____	By: _____	Date: _____
<b>Funds received (Other):</b>	_____	By: _____	Date: _____
<b>Total Amount received:</b>	<b>\$0.00</b>		
<b>BALANCE DUE:</b>		<b>\$8,225.00</b>	
<b>ADDITIONAL AMOUNTS PAYABLE DIRECTLY TO TROY TOWERS (non-refundable):</b>			
<b>Fee:</b>	<b>Amount:</b>	<b>Payable to:</b>	<b>When due:</b>
\$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>
<b>Grand Total Move-in Costs:</b>		<b>\$8,260.00</b>	

**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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