HUDSON VIEW REALTY
Licensed Real Estate Broker

LEASE ACCOUNTING/COSTS & FEES

As of: August 25, 2026

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

Property address:	**380 Mountain Rd., Union City, NJ**	Apt. #	**208**
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:	**$2,875.00**
Total rent:	**$34,500.00**	Optional parking:	$165.00
First month installment:	**$2,875.00**	*(Total with optional parking):*	*$3,040.00*
(Est. min. income requirement:)	*$94,875.00*		

FUNDS DUE FROM TENANT:

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

Fee:	Amount:	Payable to:	When due:
First month's rent:	**$2,875.00**	Hudson View Realty Escrow Account	**With Application**
First month parking (if applicable):	**$165.00**	Hudson View Realty Escrow Account	**With Application**
Broker fee:**	**$2,875.00**	Hudson View Realty Escrow Account	**With Application**
First half month Rent-free	-$1,437.50		
Security deposit:	**$4,312.50**	Hudson View Realty Escrow Account	**With Application**
Sub-Total, Hold Deposit:	***$8,790.00***		

(Amounts below may be paid by personal check).

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.) (***non-refundable***)	**Upon submission to coop Board**

TOTAL AMOUNT DUE VIA HUDSON VIEW REALTY:	**$9,165.00**		
Funds received (Escrow):		By:	Date:
Funds received (Other):		By:	Date:
Total Amount received:	***$0.00***		
BALANCE DUE:	***$9,165.00***		

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.)	**Prior to move-in**
Grand Total Move-in Costs:	***$9,665.00***		

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.
Lease shall not be effective until after all funds have been received.

The above information and offerings, while deemed from reliable sources, are subject to errors, omissions, prior sale, rental, change of terms, or withdrawal without notice. Neither broker nor owners make any representation as to the accuracy hereof.