260 West 91st street, SUITE #1A,

NEW YORK, NEW YORK 10024

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# Rental Fee Agreement

I hereby warrant that all my representations set forth are true. I further represent that I am not renting a room or an apartment under any other name, nor have I been dispossessed from any apartment.

I, the undersigned, hereby engage RC REALTY GROUP OF NEW YORK INC. to act as broker on my behalf to assist me in locating and renting a suitable apartment. In consideration of RC REALTY GROUP OF NEW YORK INC. having directed me to any of the addresses listed below, should I or anyone acting on my behalf rent, sublet, or in any way obtain an apartment in any of these buildings, I agree to pay RC REALTY GROUP OF NEW YORK INC., at time of application, a commission equal to:

* 15% of the first annual rent for a rental of one (1) year or more.
* 15% of the total rent for a rental of more than six (6) months and up to one (1) year.
* One (1) month’s rent for a rental of more than two (2) months and up to six (6) months.
* Half (½) month’s rent for a rental of up to two (2) months.

It is also understood and agreed that, in the event that RC REALTY GROUP OF NEW YORK INC. receives compensation from the landlord for leasing any of the subject apartment listed above, I shall pay RC REALTY GROUP OF NEW YORK INC. the difference between the commission paid by the landlord and standard commission due as stipulated in this agreement. SUCH COMMISSION AGREEMENTS WILL BE DISCLOSED TO BOTH LANDLORD AND TENANT.

By signing below, this authorizes RC REALTY GROUP OF NEW YORK INC. and/or any party connected with its business to perform any credit checks in connection with this application. The credit check is a non-refundable $50.00 per person fee payable to RC REALTY GROUP OF NEW YORK INC. the form of cash, check, or credit card. An additional $25.00 per person is required for a criminal and/or eviction search.

RC REALTY GROUP OF NEW YORK INC. and/or any party connected with its business organization shall in no event be liable with respect to any matter concerning this application or concerning any act of failure to act in connection with this application or in connection with any lease or leases.

No representations or agreement by salespersons brokers or others are to be binding on RC REALTY GROUP OF NEW YORK INC. and/or any party connected with its business organization unless included in the written lease proposed to be executed.

This agreement will terminate 180 days from the date of your signature below. However, if, according to the terms of this agreement, RC REALTY GROUP OF NEW YORK INC. has earned a commission, after the termination date, your obligation to pay that commission will not in any way be diminished, negated or affected by the termination of this agreement.

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Signature of Applicant Signature of Manager / Associate

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Date Date

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##### Date Address Client’s Initial Date Address Client’s Initial

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