

CORCORAN GROUP REAL ESTATE

RENTAL REGISTRATION / FEE AGREEMENT

APPLICANT #1 (THE "REGISTRANT"): _____

CURRENT ADDRESS: _____ APT# _____ CITY: _____ STATE: _____ ZIP: _____

HOME TELEPHONE #: _____ CELL #: _____ EMAIL: _____

CURRENT LANDLORD: _____ LANDLORD TELEPHONE #: _____

EMPLOYER: _____ TITLE: _____ YEARS EMPLOYED: _____

BUSINESS ADDRESS: _____

BUSINESS TELEPHONE #: _____ BUSINESS FAX #: _____ BUSINESS E-MAIL: _____

ANNUAL INCOME: _____ BONUS: _____ COMBINED INCOME: _____

NUMBER OF OCCUPANTS: _____ PETS: _____ SPACE DESIRED: _____

NEIGHBORHOODS OF INTEREST: _____

PRICE RANGE \$ _____ SPECIAL FEATURES _____ NEEDED BY: _____

The Registrant hereby authorizes The Corcoran Group ("Corcoran") to locate a rental apartment for Registrant. If within six months of the date of this agreement Registrant (including anyone acting on Registrant's behalf or anyone on whose behalf Registrant is acting) rents an apartment in a building shown to Registrant by Corcoran, then Registrant shall pay Corcoran a commission in accordance with the schedule below.

<p>RENTAL TERM Fewer than 2 months More than 2 months and fewer (or less than) 6 months 6 months and more</p>	<p>COMMISSION ½ month's rent 1 month's rent 15% of annual rent</p>
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The commission is due and earned at the time a lease agreement is signed. Registrant and any co-registrants included here shall be jointly and severally liable for payment of the commission. The commission may be paid by bank or certified check, or by Visa, Master Card, or American Express. The commission shall be due regardless of whether Corcoran showed Registrant the specific unit ultimately rented in the building involved. If the lease requires third-party approval (e.g., from the building's managing agent, the landlord, or a board of directors) and such third party does not grant its approval, Corcoran shall refund the full commission to Registrant.

In the event that Registrant (including anyone acting on Registrant's behalf of anyone on whose behalf Registrant is acting) purchases a property that Corcoran showed Registrant, Registrant shall pay Corcoran a sales commission equal to 6 percent of the total price of the property at the time of closing, unless such sales commission is paid by the seller of said property.

Any claim that Registrant may have arising from Corcoran's services shall be limited to the amount of the brokerage commission.

Registrant agrees that all property listings shown by Corcoran are confidential. Registrant further agrees not to divulge any information on these listings to any other broker or agency representative.

Registrant acknowledges that Corcoran may receive additional compensation from the owner/landlord of certain properties shown and that such compensation does not invalidate or offset the brokerage commission due to Corcoran from Registrant under this agreement.

In the event that Registrant defaults under this agreement, Registrant shall be liable for (1) the full commission provided for above based on the length of the lease Registrant ultimately enters into and (2) all legal fees incurred by Corcoran to enforce the terms of this agreement.

By signing below, Registrant understands that he or she has authorized Corcoran to act as his or her agent for the procurement of an apartment.

SIGNATURE of REGISTRANT _____ DATE _____

DATE	ADDRESS	REGISTRANT(S)' INITIALS

- | | | |
|----------------------------------|-----------------------------------|------------------------------------|
| 660 MADISON AVENUE 212.355.3550 | 1226 MADISON AVENUE 212.360.6160 | 888 7TH AVENUE 212.721.4600 |
| 49 EAST 10TH STREET 212.253.0100 | 2253 BROADWAY 212.721.7227 | 490 BROADWAY 212.941.2500 |
| 36 SIXTH AVENUE 212.444.7800 | 36 EAST 12 TH STREET 212.500.7000 | 124 MONTAGUE STREET 718.852 .9 050 |
| 65 LAFAYETTE AVENUE 718.210.4000 | 125 SEVENTH AVENUE 718.499.3700 | 241 BEDFORD AVENUE 718.422. 25 00 |

CORCORAN GROUP REAL ESTATE

RENTAL REGISTRATION / FEE AGREEMENT – ADDITIONAL REGISTRANT

APPLICANT #2 (THE “REGISTRANT”): _____

CURRENT ADDRESS: _____ APT# _____ CITY: _____ STATE: _____ ZIP: _____

HOME TELEPHONE #: _____ CELL #: _____ EMAIL: _____

CURRENT LANDLORD: _____ LANDLORD TELEPHONE #: _____

EMPLOYER: _____ TITLE: _____ YEARS EMPLOYED: _____

BUSINESS ADDRESS: _____

BUSINESS TELEPHONE #: _____ BUSINESS FAX #: _____ BUSINESS E-MAIL: _____

ANNUAL INCOME: _____ BONUS: _____ COMBINED INCOME: _____

NUMBER OF OCCUPANTS: _____ PETS: _____ SPACE DESIRED: _____

NEIGHBORHOODS OF INTEREST: _____

PRICE RANGE \$ _____ SPECIAL FEATURES _____ NEEDED BY: _____

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<p>RENTAL TERM Fewer than 2 months More than 2 months and fewer (or less than) 6 months 6 months and more</p>	<p>COMMISSION ½ month’s rent 1 month’s rent 15% of annual rent</p>
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The commission is due and earned at the time a lease agreement is signed. Registrant and any co-registrants included here shall be jointly and severally liable for payment of the commission. The commission may be paid by bank or certified check, or by Visa, Master Card, or American Express. The commission shall be due regardless of whether Corcoran showed Registrant the specific unit ultimately rented in the building involved. If the lease requires third-party approval (e.g., from the building’s managing agent, the landlord, or a board of directors) and such third party does not grant its approval, Corcoran shall refund the full commission to Registrant.

In the event that Registrant (including anyone acting on Registrant’s behalf of anyone on whose behalf Registrant is acting) purchases a property that Corcoran showed Registrant, Registrant shall pay Corcoran a sales commission equal to 6 percent of the total price of the property at the time of closing, unless such sales commission is paid by the seller of said property.

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Registrant agrees that all property listings shown by Corcoran are confidential. Registrant further agrees not to divulge any information on these listings to any other broker or agency representative.

Registrant acknowledges that Corcoran may receive additional compensation from the owner/landlord of certain properties shown and that such compensation does not invalidate or offset the brokerage commission due to Corcoran from Registrant under this agreement.

In the event that Registrant defaults under this agreement, Registrant shall be liable for (1) the full commission provided for above based on the length of the lease Registrant ultimately enters into and (2) all legal fees incurred by Corcoran to enforce the terms of this agreement.

By signing below, Registrant understands that he or she has authorized Corcoran to act as his or her agent for the procurement of an apartment.

SIGNATURE of REGISTRANT _____ DATE _____

- | | | |
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| 65 LAFAYETTE AVENUE 718.210.4000 | 125 SEVENTH AVENUE 718.499.3700 | 241 BEDFORD AVENUE 718.422. 25 00 |



CREDIT CARD TRANSACTION AUTHORIZATION

I hereby authorize The Corcoran Group (“Corcoran”) to charge my credit card in the amount indicated below for the commission that is due under our Rental Registration / Fee Agreement.

I will not dispute the charges made on my credit card, either in whole or in part, through the dispute channels of the credit card company or the card-issuing bank. Furthermore, I agree that this document can serve as documentary evidence that I fully authorized and agreed to incur the charges made to my credit card. This document shall operate as a full defense to any claim, suit, or action brought by me based on the validity of the credit card transaction.

Amount: _____

Credit Card:

- Visa
- American Express
- MasterCard

Card Number: _____

Card Security Code: _____

Card Expiration Date: _____

Name (Print) of Registrant/Cardholder: _____

Signature of Registrant/Cardholder: _____ Date: _____

OFFICE USE ONLY:

Date: _____

Agent Name: _____

Agent TA#: _____

Office: _____



New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

Customer Service: (518) 474-4429
www.dos.state.ny.us

New York State Disclosure Form for Landlord and Tenant

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of landlords and tenants of real property to advise the potential landlords and tenants with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Landlord's Agent

A landlord's agent is an agent who is engaged by a landlord to represent the landlord's interest. The landlord's agent does this by securing a tenant for the landlord's apartment or house at a rent and on terms acceptable to the landlord. A landlord's agent has, without limitation, the following fiduciary duties to the landlord: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A landlord's agent does not represent the interests of the tenant. The obligations of a landlord's agent are also subject to any specific provisions set forth in an agreement between the agent and the landlord. In dealings with the tenant, a landlord's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Tenant's Agent

A tenant's agent is an agent who is engaged by a tenant to represent the tenant's interest. The tenant's agent does this by negotiating the rental or lease of an apartment or house at a rent and on terms acceptable to the tenant. A tenant's agent has, without limitation, the following fiduciary duties to the tenant: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A tenant's agent does not represent the interest of the landlord. The obligations of a tenant's agent are also subject to any specific provisions set forth in an agreement between the agent and the tenant. In dealings with the landlord, a tenant's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the tenant's ability and/or willingness to perform a contract to rent or lease landlord's property that are not consistent with the agent's fiduciary duties to the tenant.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a tenant's agent (but does not work for the same firm as the listing agent or tenant's agent) to assist the listing agent or tenant's agent in locating a property to rent or lease for the listing agent's landlord or the tenant agent's tenant. The broker's agent does not have a direct relationship with the tenant or landlord and the tenant or landlord can not provide instructions or direction directly to the broker's agent. The tenant and the landlord therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or tenant's agent do provide direction and instruction to the broker's agent and therefore the listing agent or tenant's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the tenant and the landlord if both the tenant and landlord give their in-

formed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the landlord and the tenant. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the tenant and landlord. An agent acting as a dual agent must explain carefully to both the landlord and tenant that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the landlord and tenant are giving up their right to undivided loyalty. A landlord and tenant should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A landlord or tenant may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the tenant and the landlord provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate

a sales agent to represent the tenant and another sales agent to represent the landlord. A sales agent works under the supervision of the real estate broker. With the informed consent in writing of the tenant and the landlord, the designated sales agent for the tenant will function as the tenant's agent representing the interests of and advocating on behalf of the tenant and the designated sales agent for the landlord will function as the landlord's agent representing the interests of and advocating on behalf of the landlord in the negotiations between the tenant and the landlord. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A landlord or tenant should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A landlord or tenant may provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by _____ (print name of licensee) of _____

(print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

Landlord as a (check relationship below)

Tenant as a (check relationship below)

Landlord's agent

Tenant's agent

Broker's agent

Broker's agent

Dual agent

Dual agent with designated sales agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

Advance informed consent dual agency

Advance informed consent to dual agency with designated sales agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the tenant; and _____ is appointed to represent the seller in this transaction.

(I) (We) _____ acknowledge receipt of a copy of this disclosure

form: signature of { } Landlord(s) and/or { } Tenant(s):

Date: _____

Date: _____