



## RENTAL BROKERAGE FEE DISCLOSURE

Date: \_\_\_\_\_

You have requested our assistance in finding housing accommodations for rent. In consideration of these services, you will be expected to pay us a fee IN AN AMOUNT NOT TO EXCEED THE EQUIVALENT OF ONE (1) MONTH'S RENT.

Upon submitting an application for a particular housing accommodation, you acknowledge and agree that you will be responsible for payment of this fee should your application be accepted by the landlord and/or a tenancy is created. For this purpose, a tenancy will be created when both parties sign a lease or tenancy-at-will agreement or when you are allowed to take possession of the housing accommodation.

However, so long as you comply with the terms and conditions of the rental application and do not make any untrue statements therein, the fee will be fully refundable should you choose to withdraw your application at any time prior to acceptance, or within 24 hours of having been notified of acceptance; or if the application is declined and the applicant is not accepted by the landlord.

It is also understood that this fee shall be in no way considered rent or a security deposit.

Other than the agency fee herein described, South End Realty Group does not charge any additional fees to show or apply for any housing accommodation or for processing an application, including obtaining pertinent information regarding credit, employment verification or landlord references. Please note that additional fees may be applicable as required by other parties involved in the application process and will be fully transferrable to the applicant and non-refundable.

This form is being provided in accordance with regulations adopted by the Massachusetts Board of Registration of Real Estate Brokers and Salesman.

**The undersigned agrees that upon ACCEPTANCE by the Lessor, either verbal or written, a realtor's fee shall be due. Said fee shall not exceed one month's rent and shall be refundable to the undersigned solely for the reasons previously stated.**

Prospective Tenant's Printed Name: \_\_\_\_\_

Prospective Tenant's Signature: \_\_\_\_\_

Real Estate Agent Signature: \_\_\_\_\_ Real Estate License: \_\_\_\_\_

(To be checked by broker or salesperson if applicable). The prospective tenant named above refused to sign the form.

**SOUTH END REALTY GROUP**  
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