



RENTAL BROKERAGE FEE DISCLOSURE

Bowes GMAC Real Estate, Arlington, MA

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 as follows: Fee equal to ½ of one month's rent for services including apartment showings, processing of applications and credit reports, checking references, and providing lease documents.

The fee will be payable at such time as you submit through our office an application to rent a particular housing accommodation. However, so long as you comply with the terms and conditions of the rental application and do not make any untrue statement therein, the fee will be refundable unless the application is accepted by the landlord and 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 housing accommodation.

Our agency also offers the following services for an additional fee:

Meeting movers	\$250 per visit
Meeting furniture deliveries	\$250 per visit
Inspections including but not limited to:	\$250 per visit
-Security Deposit	
-Board of Health	
-DMH	
-Housing Authority	

Scheduling additional services is based on agent's availability. Fees for additional services are due and payable at the time they are rendered, and are NONREFUNDABLE.

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

Date: _____

Signature of Broker or Salesperson

License Number

Signature of Prospective Tenant

Name: _____
(Please Print Full Name)

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



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RENTAL APPLICATION

2001/2002 EDITION

(SUBJECT TO OWNERS APPROVAL)

PREPARED BY: _____

NAME OF APPLICANT		HOME PHONE	DATE	NUMBER
PRESENT ADDRESS		DATES OF CURRENT OCCUPANCY:	FROM	TO
CITY	STATE	ZIP CODE	AUTOMOBILE: MAKE/YEAR/REG. STATE & NO.	
PRESENT LANDLORD		COMPLETE ADDRESS	PHONE NUMBER	
FORMER LANDLORD		OCCUPANCY	COMPLETE ADDRESS	PHONE NUMBER
CURRENT EMPLOYER		COMPLETE ADDRESS	PHONE NUMBER	
OCCUPATION/SOURCE OF INCOME	TYPE OF BUSINESS	SALARY	LENGTH OF EMPLOYMENT	
FORMER EMPLOYER		LENGTH OF EMPLOYMENT	COMPLETE ADDRESS	PHONE NUMBER
PERSONAL REFERENCE (NAME)		COMPLETE ADDRESS	PHONE NUMBER	
IN CASE OF EMERGENCY NOTIFY (NAME)		COMPLETE ADDRESS	PHONE NUMBER	
[REDACTED]		COMPLETE ADDRESS	PHONE NUMBER	
BANK - CHECKING ACCOUNT		BRANCH ADDRESS	[REDACTED]	
BANK - SAVINGS ACCOUNT		BRANCH ADDRESS	[REDACTED]	

NAME OF ALL CO-TENANTS (EACH ADULT MUST FILE A SEPARATE APPLICATION)

APARTMENT NO./TYPE	TOTAL NO. OF OCCUPANTS	NO. OF ADULTS	NO. OF PETS	Base rent per month \$ _____ (Subject to escalation as set forth in lease)
ADDRESS	NAMES & AGES OF MINOR CHILDREN			Other Monthly Charges _____ (e.g. parking, etc.)
CITY	OCCUPANCY DATE	RENT BEGINS		Key/Lock _____
TERM OF LEASE (MONTHS)	FROM (DATE)	TO (DATE)		Last Month's Rent _____
ARE YOU A CONVICTED FELON? (Y/N) _____ if "Yes" Please submit detail of conviction(s).				Security Deposit _____
				Deposit on Account _____
				Balance Due _____
				Upon Acceptance _____

Base rent and other monthly charges are due and payable on the first day of each month in advance.
 Pursuant to Massachusetts law, the Management shall not make any inquiry concerning race, religious creed, color, national origin, sex, sexual orientation, age, (except if a minor), ancestry or marital status of the Applicant or concerning the fact that the Applicant is a veteran or a member of the armed forces or is handicapped. The Applicant authorizes the Management and/or Renting Agency to obtain or cause to be prepared a consumer credit report relating to the Applicant.

Neither the Owner nor the Management is responsible for the loss of personal belongings caused by fire, theft, smoke, water or otherwise, unless caused by their negligence.

The undersigned warrants and represents that all statements herein are true and agrees to execute upon presentation a Rental Housing Association lease or Tenancy at Will agreement in the usual form, a copy of which the Applicant has received or has had occasion to examine, which lease or agreement may be terminated by the Lessor if any statement herein made is not true. Deposit is to be applied as shown above, or applied to actual damages sustained by the Owner, except it is to be refunded if said application is not accepted by the Owner. This application and deposit are taken subject to previous applications.

THIS APPLICATION MUST BE ACTED UPON BY THE OWNER ON OR BEFORE _____

The Renting Agent is an independent contractor and has no authority to make any representation concerning the premises; the Renting Agent is only authorized to show the apartment for rent and to assist in the screening of Rental Applicants.

Renting Agent..... Signature.....

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 GREATER BOSTON REAL ESTATE BOARD
 RHA Form No. RH101



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