



**Application Rider and Brokerage Fee Disclosure**

All real estate agents are required by Massachusetts State Regulations to provide prospective tenants with a brokerage fee disclosure form. Please review the following information and sign below.

This notice is to inform prospective tenants that **PSR Real Estate** charges a fee for finding you a house, condominium, or apartment for rent. This fee may be paid in whole by landlord, the prospective tenants, or by both parties.

**PSR Real Estate** receives a fee as compensation for introducing, locating, and providing professional services in connection with the apartment rental process. **PSR Real Estate** acts as a dual agent representing both Lessors and Lessees in the apartment rental transaction.

The brokerage fee charged for our services in this regard is **One Month's Rent**. If the Lessor is offering any part of the brokerage fee, **PSR Real Estate** will obtain the remainder of the One Month's brokerage fee from you.

Below are items that must be acknowledged:

I acknowledge that if I am involved in an apartment rental transaction with PSR Real Estate, I will be responsible for the compensating **PSR Real Estate** a full brokerage fee. Any apartment that I was introduced to by **PSR Real Estate** and then rented from another party still holds me responsible to compensate **PSR Real Estate** a full brokerage fee. I acknowledge that during the rental process, I may ask the PSR Real Estate agent to submit my applications for an apartment otherwise stated on my application and deposit check.

I acknowledge that if I am involved in an apartment rental transaction with PSR Real Estate, and was **approved** for an apartment rental after delivering applications and the necessary funds, that my funds may be retained as damages by the Lessor, the brokerage, or both parties.

I acknowledge that PSR Real Estate will run credit on applicants and cosigners when requested by the Lessor. Credit reports can be supplied by the Lessees and sent to the Lessors for no fee. In the event that PSR Real Estate must run credit reports for an applicant or cosigner, the cost is \$20.00 each time.

**Upon approval, the deposit check is non refundable.** You will be notified in a timely manner for all apartment approvals. If you applied for an apartment, and were approved, PSR Real Estate will need the funds delivered immediately if that has not already be done, and if there has not been written withdrawal from the application process before acceptance.

Date: \_\_\_\_\_ PRS Real Estate Agent \_\_\_\_\_

\_\_\_\_\_  
Prospective Tenant (Print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Prospective Tenant (Print)

\_\_\_\_\_  
Signature

Property Address(es) Shown: \_\_\_\_\_

\_\_\_\_\_