



Brokerage Fee & Condition Disclosure

1. You have requested our assistance in finding housing accommodations for rent. In consideration of these services, unless otherwise specified, **you will be expected to pay the fees following;**

- THE AMOUNT OF ONE MONTH'S RENT* -
- NON-REFUNDABLE APPLICATION FEES (per applicant and/or cosigner)

These fees will be due and payable to JP Rentals and Sales LLC upon submission of any and all rental application(s). **The one month's fee* will only be refunded if applications are submitted, presented and rejected** by the prospective landlord (property owner) and/or their designated representative, if extenuating circumstances arise causing unit to become inhabitable, and/or the prospective landlord and tenant cannot agree to lease terms and mutually decide not to move forward with establishing tenancy. Application and cosigner fees are one time only.

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

2. Use of our services will require **one-month's amount brokerage fee**, due from applicant(s) in full, *unless specified otherwise*.

3. JP Rentals and Sales LLC is not responsible, nor will not be held liable for acceptance or rejection of rental applications. All decisions regarding are sole responsibility of the prospective landlord (property owner) and/or their designated representative.

4. Unless stated otherwise, **JP Rentals and Sales LLC does not professionally manage any of the listings advertised**. All units are managed and maintained by individual landlords and property owners, and JP Rentals and Sales LLC will not be held responsible for any prospective unit's maintenance, care and/or condition prior to, upon or after move-in.

DATE: _____

SIGNATURE OF BROKER OR SALESPERSON

BROKER OR SALESPERSON LICENSE NUMBER

SIGNATURE OF PROSPECTIVE TENANT

NAME: _____

(Please print full name)

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



JP
RENTALS & SALES
Rental Application
subject to owner's approval

Personal Information:		DOB: _____	Date: _____
Name of Applicant	Email Address	Cell Phone #	
Current Address	(City, State, Zip)	Social Security # <i>(absolutely required)</i>	
Emergency Contact	Email Address:	Cell Phone #	
Landlord History:			
Current Landlord	Email (preferred)	Phone #	Occupancy Dates: <i>(From – To)</i>
Previous Landlord	Email (preferred)	Phone #	Occupancy Dates: <i>(From – To)</i>
Previous Address	(City, State, Zip)		
Professional Information:	Verification Type(s) Attached:	2 Recent Paystubs <input type="checkbox"/> Acceptance Letter <input type="checkbox"/> Tax Documentation <input type="checkbox"/>	
Current Employer	Address	Manager	Email / Phone #
Occupation	Type of Business	Yearly Salary	Length of Employment
Student Information: <i>(if applicable)</i>	Guarantor Required: Yes <input type="checkbox"/> No <input type="checkbox"/>	Off-Campus Housing Awards Attached <i>(optional)</i> : Yes <input type="checkbox"/> No <input type="checkbox"/>	
School/University	Address	Registrar Contact Info	
Guarantor Name	Email	Phone #	

Apartment Information:

Address of apartment applying for:	Unit #	Date of Occupancy:
Rent Begins:	Term of Lease (months):	From (Date): To (Date):
# of Pets:	Pet Breed:	Size/Weight:
Names of Co-Tenants: (occupancy limited to named tenants ONLY)		

Payment Type:	Amount:	Due Upon:
Finders' Fee (Disclosure)		Submission or Lease Execution (where applicable for Landlord)
Application Fee (\$40.00)		Submission (per person)
Cosigner Fee (\$40.00)		Submission (when applicable)
First Month's Rent		Submission or Lease Execution (where applicable for Landlord)
Last Month's Rent		Lease Execution (when applicable)
Security Deposit		Lease Execution (when applicable)

ARE YOU A CONVICTED FELON? **Yes** **No** (If yes, details requested)

Pursuant to Massachusetts Law, inquiries concerning race, religion, national origin, sex, sexual orientation, age (except if a minor), ancestry, marital status, veteran, armed force employment and/or handicap status will not be made of any Applicant(s) whatsoever. Applicant(s) acknowledge Jamaica Plain Rentals and Sales LLC is a real estate agency, does not professionally manage any properties and Agents are independent contractors licensed by the state. Applicants give Agency consent to verify and obtain Landlord References, consumer credit report(s) and criminal history report(s). Agents are not authorized to accept or reject applicants on Landlords' behalf. Jamaica Plain Rentals and Sales LLC is neither responsible nor liable for Landlord decisions or actions made prior to, during and/or after transaction is complete. Agency does not collect monthly rent payments – deposits due to Landlord are transferred appropriately with signed contracts. Upon contract execution and key receipt, transaction between Agency, Landlord and Tenant has been completed and Jamaica Plain Rentals and Sales LLC will no longer be involved. Agency is not responsible for authorization of subletting or finding prospective roommate(s). Agency charges a Finders' Fee, non-refundable if Applications are 'Accepted' but refundable if 'Rejected'. Undersigned warrants all statements represented herein are true.

Signature of Applicant: _____ Date: _____ Rental Agent: _____