

CLIENT REGISTRATION AND BROKERAGE AGREEMENT

Client's First Name: _____ Last Name: _____ E-Mail: _____

Address: _____ City: _____ State: _____ Zip Code: _____ Tel (home): _____

(work) _____ (cell) _____ Landlord Name and Telephone: _____

Employer: _____ Position: _____ Annual Income: _____

Address: _____ City: _____ State: _____ Zip Code: _____ Budget: _____ Apt. Size: _____

No. of Occupants _____ Pets: _____ Lease Term: _____ Areas Desired: _____ Amenities: _____

Thank you for selecting Peter*Ashe, one of New York City's leading residential real estate firms, to assist you with your real estate needs. By signing below, you agree that you have retained the services of Peter*Ashe to assist you in finding an apartment/property. You understand and agree to pay the real estate brokerage commission charged by Peter*Ashe for the aforesaid services shall be as follows:

Residential Lease Term

1-3 Months
Up to 6 Months
7 Months- 1 Year and over
2+ years and renewal

Commission

60% of one month's rent
Equivalent to one month's rent
Equivalent to 15% of the average of the first 2 years
3.5% per additional year including renewal and extension

On all NO FEE marked apartments, you must negotiate through Peter*Ashe ONLY, failing to negotiate through Peter*Ashe and obtain the apartment through other sources will obligate you, the tenant, to pay Peter*Ashe the commission and expenses of collecting such fee, including attorney's fee, according to this agreement. On all rental buildings (fee or no fee), this agreement shall apply to all future availability of any apartments.

You understand that remittance for such commission shall be paid in full no later than signing of the lease agreement, made payable via certified check to Peter*Ashe. The brokerage commission is earned by Peter*Ashe upon the meeting of minds.

In the event that the Tenant and/or member of Tenant's family and or tenant's affiliates will purchase the apartment directly or indirectly, Peter*Ashe and shall be the Broker of Record. In that event, the Landlord shall pay a brokerage commission in the amount equivalent to Six percent (6%) of the total purchase price at closing you agree to pay Peter Ashe the all or the difference between 6% and the amount seller/landlord would pay Peter Ashe.

Peter*Ashe will use its best efforts to represent your interests in the procurement of an apartment/property. You understand that in the event that you rent or buy an apartment or property shown to you by Peter*Ashe through the service of a broker other than Peter*Ashe or through the seller/owner directly, you will still be responsible for paying the entire commission due to Peter*Ashe. You understand that Peter*Ashe is not responsible for the repair, maintenance of the property, or any other aspect of the management. You hereby acknowledge that Peter*Ashe has disclosed to you that it may collect a real estate brokerage commission from both the Buyer/Tenant, through its agent, and the Seller/Landlord in connection with the sale/rent of the referenced properties; and that it may represent *both* Buyer/Tenant and Seller/Landlord for certain properties. We represent the Purchaser/ Tenant with respect to the exclusive listings of another brokerage firm. We represent the Seller/Landlord on our firm's exclusive listings and all open listings.

Any claim that you may have arising from the services provided to you by Peter*Ashe shall be limited to the amount of the brokerage commission paid to us. You shall be responsible for all and any fees, including but not limited to attorney's fees with regards to collecting and or enforcing this agreement. Any disputes arising from this agreement may be subject to settlement by binding arbitration under the rules and jurisdiction of the Real Estate Board of New York, Inc. You agree to hold all information received from Peter*Ashe confidential. You agree to negotiate on all listings e-mailed to you and discussed with you exclusively through Peter*Ashe.

By signing below, you understand that you have authorized Peter*Ashe to act as your agent for the procurement of a rental/purchase apartment/property as per this agreement. You also consent to receiving e-mails from Peter*Ashe at the e-mail address you provided. This agreement can change only by the Peter*Ashe manager in writing. By signing below, you agree that all properties shown to you will be added to the lines below even after you signed this agreement.

I/we acknowledge that Peter*Ashe operates as a real estate brokerage company representing either or both lessor and lessee and does not own the property listed above, has no control over the property, and can only relay information as it is given to us by the landlord/ property manager as to the condition of the property at any time. It is the sole responsibility of the landlord/ management company, and not Peter*Ashe, to complete any and all repairs, renovations, alterations or other special request written into the lease, as well as to deliver the apartment in vacant and broom swept condition. I/we, or anyone acting in our behalf either collectively or individually, further agree to indemnify and hold harmless, and reimburse all expenses including attorney fee to Peter*Ashe for any such issues arising out of, or in connection with, the move in process and/ or tenancy of the property. Any warranties, representations, and or promises of any kind made by Peter*Ashe, and/ or its agents, are null and void unless explicitly written into the lease.

Agreed To and Accepted By:

_____	_____	_____	_____
Date	Agent	Date	
For office use after you sign			
Properties Shown: Address	Apt. No	Date	Address
_____	_____	_____	_____
	Apt. No	Date	
_____	_____	_____	_____

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