

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

Telephone: (home) _____ (work) _____ (cellular) _____

Address: _____ City: _____ State: _____ Zip Code: _____

Areas Desired: _____ Amenities: _____ Purchase Budget: _____

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 follow:

For the purchase of a property, usually the seller shall pay the real estate brokerage commission. In the event that the seller does not intend to pay the real estate brokerage commission, Peter Ashe will declare it before you commit to the property and negotiate the commission rate with you.

On all properties presented to you by Peter*Ashe, you must negotiate through Peter*Ashe ONLY, failing to negotiate through Peter*Ashe and obtain the property through other sources will obligate you, the buyer, to pay Peter*Ashe the commission and expenses of collecting such fee, including attorney's fee, according to this agreement.

You understand that remittance for such commission shall be due in full upon signing a transfer of title for a property shown to you by Peter*Ashe, made payable via certified check to Peter*Ashe.



Peter*Ashe will use its best efforts to represent your interests in the procurement of a property. You understand that in the event that you buy a 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, through its agent, and the Seller in connection with the sale of the referenced properties; and that it may represent *both* Buyer and Seller for certain properties. We represent the Purchaser with respect to the exclusive listings of another brokerage firm. We represent the Seller 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.

By signing below, you understand that you have authorized Peter*Ashe to act as your agent for the procurement of a purchase property. 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 of 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 to deliver the apartment in vacant and broom swept condition. I/we, or anyone acting on our behalf either collectively or individually, further agree to indemnify and hold harmless, and reimburse all expenses including attorney fees 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 agreement.

Agreed To and Accepted By:

 X

For office use
Properties shown:

Date

Date:

