

CLIENT AUTHORIZATION & FEE AGREEMENT

Thank you for your asking us, Elika Associates II LLC (hereinafter “Elika Real Estate”), to act as your rental broker. We believe you will find our dedication to your needs to be first-class. Before we can begin showing you apartments, we must ask you to sign this agreement so that we both understand our rights and responsibilities to each other.

	Occupant 1	Occupant 2
Name		
Address		
Telephone (H)		
Telephone (W)		
Email		
Employer		
Position		
Annual Income		

By signing this Agreement, you are retaining Elika Associates Inc to act as your agent for the rental of an apartment within New York City upon the following terms and conditions. Although we cannot guarantee that we will find you exactly what you are looking for, we wish to assure you that we will be representing you and not the landlord. As such, we will be using our best efforts to find you a suitable apartment for the best possible price.

If within 120 days after we have shown you an apartment, you rent that apartment or any other apartment in the building or complex which was shown to you by us, you agree to pay us a commission (“Commission”) equal to fifteen (15%) percent of the first twelve (12) months’ rent. You will pay us the entire Commission (by certified, bank check or money order) upon the earlier of your execution of a lease or other agreement. You acknowledge that in certain instances Elika Associates may receive additional compensation from the landlord. Should that happen, you still will be responsible to pay us our full Commission.

RENTAL TERM

Fewer than 2 months
2 months and up to 6 months
6 months up to 1 year
1 year or more

COMMISSION

½ month’s rent
1 month’s rent
15% of the first annual rent
15% of the first annual rent

In the event that within that 120 day period after we have shown you an apartment, you rent that or another apartment in the same building or complex through the services of a broker other than Elika Associates Inc or through the landlord directly, you will nonetheless pay us the entire Commission.

In the event of your default under this Agreement, in addition to paying us our entire Commission, you will pay us all reasonable legal fees incurred by us in enforcing our rights. In addition, any claim that you may have arising from the services provided to you by Elika Associates Inc shall be limited to the amount of the brokerage commission paid. This Agreement is the entire agreement between us concerning the subject matter and may not be changed except by a further signed writing.

In the event that you, anyone acting on your behalf, or anyone on whose behalf you are acting purchase a property to which Erika Real Estate has directed you, you will pay Erika Real Estate a sales commission of 6% of the total purchase price of the property at the time of the closing unless that sales commission is pad to Erika Real Estate by the seller of the property.

To avoid any future misunderstandings, each apartment we show you will be listed below on this agreement and you will initial each addition. Similarly, should we propose to show you an apartment in a building or complex for which you would be contractually obligated to pay another broker a commission, you will advise us in advance. If you do not, you will hold us harmless from any claims brought by that other broker.

APARTMENTS VIEWED

Date	Building Name / Address	Contact

We look forward to helping you find your new home in New York.

Client (s): _____

Client (s) Signature: _____

Date: _____

Agent: _____