

Hudson View Realty LLC

380 Mountain Rd., Suite 106
 Union City, NJ 07087
 (201) 866-6500

LEASE ACCOUNTING/COSTS & FEES

As of: August 2, 2009

This is to acknowledge funds transacted in connection with rental of the following property:

Property address: 380 Mountain Rd. Apt. 2102
 Landlord: _____
 Tenant's Name: _____
 Lease start date: _____
 Lease end date: _____
 Total rent: \$23,940.00
 Monthly installments: \$1,995.00

FUNDS DUE FROM TENANT:

				<i>For Hudson View Realty Use only</i>		
<i>(Amounts below in blue/bold MUST be submitted in certified funds, money order, or cash only !)</i>				Amounts Due HVR	Amounts Due Landlord	Amounts Due Troy Towers
	<u>Date Pd</u>	<u>Payable to:</u>	<u>When due:</u>			
Credit check fee:	\$35.00	Hudson View Realty, LLC	With Application	\$35.00	---	---
First month's rent:	\$1,995.00	Hudson View Realty Escrow Account	With Application	---	\$1,995.00	---
Broker fee: **	\$0.00	Hudson View Realty Escrow Account	With Application	\$1,995.00	-\$1,995.00	---
Coop Application Fee:	\$200.00	Hudson Troy Towers Apt. Corp.	Upon Application to coop Board	---	---	\$0.00
Security deposit:	\$2,992.50		Prior to move-in	---	\$2,992.50	---
\$200 Move-In Fee: *	\$200.00	Hudson Troy Towers Apt. Corp.	Prior to move-in	---	---	\$0.00
TOTAL AMOUNT PAYABLE:	\$5,422.50			\$2,030.00	\$2,992.50	\$0.00
				<i>Total funds receivable: \$5,022.50</i>		

Terms accepted by Tenant: _____ Date: _____

Amount received: _____ By: _____ Date: _____

BALANCE DUE: \$5,422.50

<i>For Hudson View Realty Use only</i>		
Deposits Received by HVR:	\$0.00	Due:
Paid to HVR:		
Paid to Troy Towers		
Paid to Landlord:		
Balance outstanding:	\$0.00	\$0.00

*Note: Move-in fee of \$200 is due and payable to Hudson Troy Towers Apartment Corp. prior to move-in.
 Move-out fee of \$200 is due and payable to Hudson Troy Towers Apartment Corp. prior to move-out.

(Note: Move-in and move-out fees may be waived if no furniture is being moved. Tenant should discuss directly with Troy Towers management prior to move).

**Note: Broker fee is not refundable after Coop Board has approved Lease.