TENANT RENTAL FEE AGREEMENT #432

MASSACHUSETTS ASSOCIATION OF REALTORS®

All real estate licensees are required by Massachusetts regulations to provide prospective tenants with a written fee disclosure if compensation will be collected from a tenant. A licensee may solely contract with either the Prospective Tenant OR the Landlord, not both. If you contract with the licensee for services, you are agreeing to pay a fee as indicated in this Agreement.

1. **FEE FOR SERVICES.** The Massachusetts licensee _____ affiliated with _____, a licensed Massachusetts real estate brokerage, has been designated to assist the Prospective Tenant in the search for a house, condominium, apartment or other dwelling to lease, no agency relationship is created.

2. **AMOUNT.** The total amount due from Prospective Tenant(s) shall be _____.

3. **TIME/MANNER OF PAYMENT.** Payment(s) is/are due from the Prospective Tenant(s) by ☐ **check** ☐ **cash** ☐ **credit** (check one) at the time of the following event(s). Time is of the essence:
   a. _____ upon Prospective Tenant(s) signing a lease or other rental agreement through the efforts of the licensee herein.
   b. _____ upon _____.

4. **TENANCY NOT CREATED.** If a tenancy is not created, the Prospective Tenant(s) ☐ **shall**/☐ **shall not** (check one) be entitled to a ☐ **full**/☐ **partial** (check one) refund of amounts previously paid. No refund shall be due if a Prospective Tenant(s) has(have) made a false statement, has intentionally omitted requested information or has committed another wrongful act.

   If entitled to a partial refund, it shall be calculated as follows: _____.

5. **RECEIPT OF PAYMENT.** Licensee received payment in the amount of $_____ on _____(date) by Prospective Tenant(s) by ☐ **check** ☐ **cash** ☐ **credit** ☐ **other** _____ (check one)

6. **DUE DILIGENCE.** The Prospective Tenant understands that this Agreement does not relieve the Prospective Tenant of the duty to exercise due diligence for Prospective Tenant's own protection, including the duty to investigate any information of importance to the Prospective Tenant. The Licensee recommends that an attorney and other professionals be hired for such services as Prospective Tenant deems appropriate and that Prospective Tenant personally investigate particular matters which may be of importance, including, but not limited to, neighborhood composition, the level of crime and presence of sex offenders.

7. **Additional Terms.**

_____

_____

_____

Signature of Licensee and License Number: _____

Date: _____

ACKNOWLEDGMENT BY PROSPECTIVE TENANT(S). I/We, the Prospective Tenant(s), hereby acknowledge this fee disclosure and in consideration of the promise to provide services, agree to its terms.

_____
DATED

_____
Prospective Tenant (Print Name)

_____
Prospective Tenant (Print Name)

_____
Signature of Prospective Tenant

_____
Signature of Prospective Tenant

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