MISTER NEW YORK REAL ESTATE

Exclusive Renter Representation Agreement

Residential · Renter Looking for an Apartment or Home

Important: This is a legally binding agreement. Read it carefully. You may wish to have your attorney review it before signing. Commission rates and terms are not set by law and are negotiable.

1. Parties

This Agreement is made on _____, 20_____ between _____ ("Renter"), whose address is _____, and **Bradley Poster, Licensed Real Estate Broker, d/b/a Mister New York Real Estate** ("Broker"), 516-451-1776, info@misternewyork.com, broker office address _____.

2. What Renter Is Looking For

Renter gives Broker the exclusive right to help Renter find and rent a home with these needs: area(s) _____; bedrooms _____; monthly budget up to $_____; move-in by _____; pets _____; other _____.

3. Term

This Agreement begins on _____ and ends at 11:59 p.m. on _____ (the "Term").

4. Broker's Services

Broker will use reasonable efforts to: review Renter's needs and budget; search for and present available apartments and homes; arrange showings at times that work for Renter; help Renter put together a complete rental application; negotiate rent and lease terms on Renter's behalf; and keep Renter updated until the lease is signed.

5. Broker's Fee

Renter will pay Broker a fee of [ ] _____ month(s)' rent [ ] _____% of the first year's rent [ ] $_____ flat fee if, during the Term, Renter signs a lease for [ ] a home that Broker showed or presented to Renter [ ] any home that meets the needs in Section 2. The fee is earned and payable only when Renter signs a lease.

When Renter pays nothing: Renter will not owe Broker any fee for a home that Broker was hired by the landlord to rent; in that case the landlord pays Broker, as New York City's FARE Act requires within the city. If a landlord or a landlord's broker pays Broker anything for the home Renter rents, Renter's fee is reduced by that amount.

6. Protection Period

If within _____ days after the Term ends Renter signs a lease for a home that Broker showed or presented to Renter during the Term, the fee above is due. This does not apply if Renter has signed an exclusive agreement with another licensed broker after the Term.

7. Renter's Duties

Renter will work exclusively with Broker during the Term; tell Broker about homes Renter finds on Renter's own; give accurate information on rental applications; and not contact landlords of homes Broker presents without telling Broker.

8. Other Renters

Renter understands that Broker may help other renters who are interested in the same or similar homes.

9. Renter's Rights

Under New York law, a landlord may not charge a security deposit of more than one month's rent or more than $20 for a background and credit check, and may not refuse a renter because of a lawful source of income, including housing vouchers. Renter should never pay a deposit or fee for a home Renter has not seen in person or by live video.

10. Required Notices

Broker will give Renter the New York State agency disclosure form and the New York State Housing and Anti-Discrimination Disclosure Form. These are separate documents and are not part of this Agreement.

11. Cooperation with Other Brokers

Broker may work with other licensed brokers. Any commission due to a cooperating broker will be paid by Broker out of the commission in this Agreement, unless Renter agrees otherwise in writing.

12. Agency and Dual Agency

Broker represents Renter in this transaction. Broker will not act as agent for the other party in the same transaction (dual agency) unless Renter gives informed written consent. Renter consents to dual agency: [ ] Yes [ ] No Initials _____

13. Equal Opportunity

Broker and Renter will comply with all federal, New York State and local anti-discrimination laws. Broker will not take part in any discrimination based on any characteristic protected by law.

14. Information Provided

Renter confirms that information given to Broker is true to the best of Renter's knowledge, and will tell Broker promptly of any changes. Broker may rely on that information. Broker does not give legal, tax, engineering, environmental or appraisal advice; Renter should consult the appropriate professionals.

15. General

This is the entire agreement between the parties and may only be changed in writing signed by both. It is governed by the laws of the State of New York. If any part is found unenforceable, the rest remains in effect. Signatures delivered electronically or by PDF are valid. Broker will give Renter a copy of this Agreement once signed.

16. Additional Terms

_____

_____

_____

RENTER

_____

Signature

_____

Print name and title (if signing for a company)

_____

Company name (if any)

_____

Date

BROKER

_____

Bradley Poster, Licensed Real Estate Broker

Mister New York Real Estate

_____

Date

516-451-1776 · info@misternewyork.com · misternewyork.com

Sample agreement provided by Mister New York Real Estate. It is not legal advice. Have your attorney review it before signing. Form version 11/2026.