

RENTAL BROKERAGE FEE DISCLOSURE and PROCURING CAUSE AGREEMENT
BLUE OCEAN REALTY, LLC

Blue Ocean Realty, LLC (“Blue Ocean”) is a real estate brokerage company representing both lessors and lessees. This RENTAL BROKERAGE FEE DISCLOSURE and PROCURING CAUSE AGREEMENT (“Fee Disclosure Form”) has been drafted in accordance with regulations adopted by the Massachusetts Board of Real Estate Brokers and Salesmen. All real estate agents and salesmen are required to provide rental applicants with such a form.

This Fee Disclosure Form sets forth the parties’ agreement regarding the amount of the fee that Blue Ocean charges for its services, when an applicant owes it and under what circumstances it will or will not be refunded.

Blue Ocean’s standard fee for locating an apartment, room or house (“Rental Unit”) is one month’s rent (“Rental Fee”).

This Rental Fee is due when the application is submitted.

If the application is accepted by the landlord or management company, the Rental Fee becomes non-refundable, whether or not a lease is signed or a tenancy is created.

DO NOT APPLY FOR A RENTAL UNIT THROUGH BLUE OCEAN, UNLESS YOU INTEND TO LEASE THAT RENTAL UNIT UPON ACCEPTANCE OF YOUR APPLICATION.

If your application is not accepted, the Rental Fee will be refunded.

The undersigned applicants agree that if he or she, individually or as a part of any group that has been shown a Rental Unit through Blue Ocean and leases or otherwise creates a tenancy in the Rental Unit through any other source, including, but not limited to, another broker/agency, management company or landlord, within nine (9) months of first being introduced to the Rental Unit by Blue Ocean, Blue Ocean will be entitled to the Rental Fee. In the event that an applicant is shown a unit in a multi-unit building, the creation of a tenancy in another unit in that building, even if not specifically shown by Blue Ocean, shall subject the applicant to the same Rental Fee. The undersigned applicants agree to be jointly and severally responsible for paying the Rental Fee to Blue Ocean.

In the event that Blue Ocean has to take legal action collect the Rental Fee, it shall be entitled to all of its reasonable expenses, including, but not limited to, court costs and attorney’s fees.

The undersigned applicants agree that the Blue Ocean agent set forth below, introduced them to the Rental Units also set forth below.

THE UNDERSIGNED APPLICANTS STATE THAT EACH HAS READ THE ABOVE FEE DISCLOSURE FORM BEFORE SIGNING IT, UNDERSTANDS AND AGREES WITH ALL ITS TERMS AND ACKNOWLEDGE THAT EACH HAS RECEIVED A FULLY EXECUTED COPY.

Apartments Shown: _____

Leasing Agent: _____ # _____ Sign _____ # _____ Date _____

Print Name

Applicant: _____ # _____ Sign _____ # _____ Date _____

Print Name

Applicant: _____ # _____ Sign _____ # _____ Date _____

Print Name

Applicant: _____ # _____ Sign _____ # _____ Date _____

Print Name

Applicant: _____ # _____ Sign _____ # _____ Date _____

Print Name