

685 FIRST AVE

Community Fee Disclosure & Acknowledgement

This Community Fee Disclosure and Acknowledgment ("Disclosure") has been provided to ensure that you, the undersigned ("Prospect"), fully understand the fees you are responsible for paying for the services offered by 685 First Avenue, New York, NY 10016. By signing this Disclosure, you acknowledge and confirm that you understand and agree to any applicable fees, as outlined below.

Applicable Community Fees

As a prospective resident, the prospect is responsible for the following fees, should you decide to proceed with your application, lease, and associated agreements. These fees are subject to the terms and conditions described in the lease agreement or service agreement.

- Application Fee: \$20 per person/ application/roommate change
- Security Deposit: Equal to 1 Month's Rent
- Pet Fees: One-time fee of \$500 per pet
- Amenities:
 - Studio - \$150
 - One Bedroom - \$175
 - Two Bedroom - \$225
 - Three Bedroom - \$250
 - per Lease Holder and Occupant over the age of 18.
- Rent includes heat, hot water. Residents are responsible for electricity, cable, and internet services
- Spectrum Fee: \$70 per unit/month
- Optional fees subject to change

Acknowledgments

By signing below, you the Prospect acknowledge and agree to the following:

1. You understand the total amount and purpose of the fees described above and recognize that these fees are your financial responsibility.
2. You are aware that certain fees may be non-refundable and will not be returned in any circumstances, as disclosed above or in the related agreement(s).
3. Failure to pay the required fees by the stated due dates may result in delays, denial of

the application, or termination of services as applicable.



4. You have had the opportunity to ask questions regarding these fees and have received satisfactory answers.

5. MNS Real Estate is the exclusive broker/agent for the Landlord (Landlord's Agent) for this property. Any advertisement of units at this property is not intended to create any other agency relationships between a real estate licensee and the landlord. Prospective renters, their brokers and/or agents understand that neither the Landlord nor Landlord's Agent will charge or collect fees to a prospective renter in connection with this property except for fees as permitted by law and disclosed above. Neither Landlord nor Landlord's Agent assumes responsibility for any brokerage fees incurred by a prospective renter in connection with this property under any direct agreement they have entered into with another real estate licensee. This listing is being advertised to prospective renters only and should not be republished.

Signatures

By signing below, you confirm that you understand and agree to the terms of this disclosure. This acknowledgment verifies that you have received a copy of this document and accept full responsibility for the fees outlined above.

Prospect Name: _____

Prospect Signature: _____

Date: _____

Notice: If you have any further questions about your responsibilities or the fees listed, please contact the Leasing Office at 212-686-0626 or 685first@mns.com

