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*Joseph A. Del Forno Inc.*

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REAL ESTATE • SALES • RENTALS • MANAGEMENT

493 JERSEY AVE.  
JERSEY CITY, NJ 07302  
WWW.DELFORNOREALESTATE.COM

**RENTAL AGREEMENT**

DATE \_\_\_\_\_

RENTAL AGREEMENT MADE BETWEEN \_\_\_\_\_  
TENANT AND JOSEPH A. DEL FORNO, INC., BROKER.

I, We \_\_\_\_\_ Tenant(s), do agree to rent  
(Name of tenant and children, if any, are the only people that shall be occupying the apartment)  
Apt.# \_\_\_\_\_ at \_\_\_\_\_ Occupancy shall commence  
on \_\_\_\_\_ The monthly rental in the amount of \$ \_\_\_\_\_ shall be  
due on the first day of each month and the first day of every month thereafter, unless otherwise  
stipulated. I, We further agree to pay the security deposit in the amount of \$ \_\_\_\_\_. In  
consideration of finding this apartment I agree to pay a non-refundable rental fee in the amount of  
\$ \_\_\_\_\_ to JOSEPH A. DEL FORNO, INC. In the event Tenant fails to take possession of  
the apartment due to Tenant's decision, or in the event the total monies due as stated below are  
not received by this office prior to or on Occupancy date, then the tenants herein agree to  
completely forfeit any monies previously paid. In addition tenant agrees to forfeit any rights to  
the apartment and the apartment will be placed back on the available market. Forfeited deposited  
monies will be applied to 1<sup>st</sup> Months Rent and Rental Fee.

**NOTE:** Prior to or upon occupancy, all security and rent monies will be forwarded to  
landlord. If tenant fails to take occupancy, due to Tenants decision, Landlord reserves the right to  
keep rent and security, in addition tenant agrees to forfeit same. JOSEPH A. DEL FORNO, INC.,  
takes no responsibility for any disagreements between Tenant and Landlord after occupancy.

I, We have examined the premises and take same in its "as is" condition and do not rely  
on any representations made by Landlord or Agent which have not been reduced to writing and  
attached hereto. As stated on the application we have been advised that NO PETS, WASHING  
MACHINES or DRYERS are permitted in this apartment unless otherwise stated.

The above information and the attached rental applications are subject to the  
Owners/Landlords approval. JOSEPH A. DEL FORNO, INC. is not guaranteeing your  
acceptance. You will be informed of acceptance upon our notification from the Landlord. After  
initial deposit all monies given towards the balance must be a money order, certified check, or  
cash. If Landlord does not accept tenant, all deposit monies herein received will be returned to  
the Tenant. In the event a balance is due prior to the occupancy date, the Tenant must pay the  
balance in money order, certified check or cash to receive keys for the above-mentioned  
apartment. **NO KEYS WILL BE GIVEN TO THE TENANT IF THE PAYMENT IS MADE BY  
PERSONAL CHECK OR IF THE TOTAL PAYMENTS OF ALL MONIES ARE NOT  
RECEIVED.**

**COPY RECEIVED AND CONTENTS UNDERSTOOD.**

**Utilities:**

Gas & Elec. \_\_\_\_\_ incl. \_\_\_\_\_ not incl.  
Heat & Hot Water \_\_\_\_\_ incl. \_\_\_\_\_ not incl.

\$ \_\_\_\_\_ Rent  
\$ \_\_\_\_\_ Security  
\$ \_\_\_\_\_ Fee  
\$ \_\_\_\_\_ Total

\$ \_\_\_\_\_ Rec'd on \_\_\_\_\_ By: \_\_\_\_\_ Bal. Due: \_\_\_\_\_  
\$ \_\_\_\_\_ Rec'd on \_\_\_\_\_ By: \_\_\_\_\_ Bal. Due: \_\_\_\_\_  
\$ \_\_\_\_\_ Rec'd on \_\_\_\_\_ By: \_\_\_\_\_ Bal. Due: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
By: \_\_\_\_\_ Tenant (LS)  
By: \_\_\_\_\_ Tenant (LS)  
By: \_\_\_\_\_ Tenant (LS)  
By: \_\_\_\_\_ Joseph A. Del Forno, Inc.