PINPOINTE GROUP

1115 Broadway, Suite 1229
New York, NY 10010
917.633.6935
www.pinpointe.nyc

Pre-Showing Acknowledgment

Date: _____ ("Effective Date")
Property located at: _____ (the "Property")

1. **PURPOSE** The undersigned Tenant(s) acknowledge that Pinpointe Group (the "Broker") will be compensated by the Landlord for brokerage services related to the Property identified above. Tenant(s) will owe no brokerage compensation or fee to Broker for this Property.

2. **SCOPE** This agreement applies only to the property address listed above. It creates no obligations for either Tenant or Broker with respect to any other property Tenant might tour or rent.

3. **PAYMENT** Broker's compensation will be paid directly by the Landlord in accordance with a separate agreement between Broker and Landlord.

4. **REPRESENTATION AND APPLICATION** Tenant(s) affirm that they have not previously toured or viewed the Property with any other real estate broker, the Landlord, or the Landlord's agent. Should Tenant(s) decide to submit a rental application or lease for the Property, they agree to do so exclusively through Broker and will not apply through another broker or directly with the Landlord.

5. **ROOMMATES / CO-APPLICANTS** Tenant(s) represent that they are acting on behalf of, and in concert with, any person who intends to reside in the Property (collectively, "Co-Applicants"). Tenant(s) agree that any application or lease for the Property—whether submitted by Tenant(s) alone, by any Co-Applicant, or jointly—will be submitted exclusively through Broker.
    a. If a Co-Applicant applies for or leases the Property through another broker or directly with Landlord, that action will constitute a breach of this Agreement, and Broker shall remain the procuring broker of record entitled to any compensation otherwise payable.

6. **NO EXCLUSIVE AGENCY FOR OTHER PROPERTIES** This Agreement does not create an exclusive representation relationship for properties other than the Property identified above. Tenant(s) remain free to work with other brokers for any other properties.

7. **TERM** This Agreement begins on the date signed below and expires upon the earlier of: (a) execution of a lease for the Property, or (b) thirty (30) days thereafter.

8. MISCELLANEOUS

a. No Modification of Separate Compensation Agreements

This Pre-Showing Acknowledgment does **not** modify or amend any separate agreement concerning Tenant's Broker's compensation that may exist between the Tenant(s) and Tenant's Broker.

b. Remedies

Tenant's Broker and all other parties signing this Acknowledgment retain all rights and remedies available at law or in equity if any party breaches this Pre-Showing Acknowledgment.

c. Signatory Authority

Any real-estate licensee signing on behalf of a brokerage represents and warrants that they have full authority to execute and bind that brokerage to this Pre-Showing Acknowledgment.

9. **SEVERABILITY** The parties agree that if any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction or an arbitrator to be invalid, void, or unenforceable, the remaining terms and provisions of this Agreement shall remain in full force and effect, shall in no way be affected, impaired, or invalidated.

_____	_____Pinpointe Group, LLC_____
[TENANT] Print Name	[BROKER]
_____	_____
[TENANT] Signature	[AGENT] Print Name
_____	_____
[TENANT] Print Name	[AGENT] Signature
_____	
[TENANT] Signature	