[Individual Broker]

AFFIDAVIT OF ENTITLEMENT TO COMMISSION
FOR COMPLETED BROKERAGE SERVICES

STATE OF NEW YORK)
) ss:
COUNTY OF _____)

_____ being duly sworn, deposes and says:

1. I am a duly licensed real estate broker in the State of New York. I have produced a person ready, willing and able to purchase all or part of a piece of real property or an interest in a cooperative apartment pursuant to a written contract of brokerage employment with the owner thereof. This person or another acting on his or her behalf has subsequently contracted to purchase such real property or an interest in a cooperative apartment pursuant to such contract of brokerage employment.

2. I make this affidavit in accordance with Section 294-b(2) of the Real Property Law.

(i) My name is _____
. and my license number is _____

(ii) The name of the seller or person responsible for the commission is
_____.

(iii) The name of the person authorizing the sale on behalf of the seller (if other than the seller) is _____
_____ and the date of such authorization is _____
_____.

(iv) The brokerage employment agreement was written and a copy thereof is attached hereto, which pursuant to Section 294-b(5)(j) of the Real Property Law contains the following statement to the seller in clear and conspicuous boldface type: "AT THE TIME OF CLOSING, YOU MAY BE REQUIRED TO DEPOSIT THE BROKER'S COMMISSION WITH THE COUNTY CLERK IN THE EVENT THAT YOU DO NOT PAY THE BROKER HIS OR HER COMMISSION AS SET FORTH HEREIN. YOUR OBLIGATION TO DEPOSIT THE BROKER'S COMMISSION WITH THE COUNTY CLERK MAY BE WAIVED BY THE BROKER."

(v) The real property or interest in a cooperative apartment involved is situated in the County of _____
_____ and State of New York and is described as follows:
_____
_____
_____.

(vi) The commission is due and unpaid is _____ ($).

(vii) The brokerage services performed and applicable dates are as follows:

Date	Service Provided
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

3. The Broker has not waived the seller's obligation to deposit the broker's commission with the county clerk in the event the seller does not pay the Broker's commission as set forth herein. By the filing of this affidavit and its service upon the seller, the Broker is putting the seller on notice that if the Broker does not receive the compensation called for under the terms of the attached written contract at or prior to the delivery of the deed or delivery of the stock certificate and/or proprietary lease, the lesser of the net proceeds of the sale or the amount of the unpaid portion of the compensation agreed to in such written contract of brokerage employment shall be deposited by the seller at the time of the delivery of the deed or the delivery of the stock certificate and/or proprietary lease, with the county clerk of the county set forth in paragraph 2(v), pursuant to Section 294-b(5)(a) of the Real Property Law. Furthermore, if the seller fails to make such deposit with said county clerk, the seller may be responsible for paying the broker's costs and reasonable attorney fees pursuant to Section 294-b(5)(h) of the Real Property Law.

_____
[BROKERS SIGNATURE AND PRINTED NAME]

Sworn to before me this
____ day of _____, 20__.

_____