

No Broker No Fee

A New Yorker's guide to finding no
fee apartments in Manhattan

21 Tips and Tricks

Protect Yourself

Avoid Broker Fees

Stop wasting Time and Money

NoBrokerNoFee.com

1. This is a landlord's market! They make the rules, only a few can be broken, read on.
2. Brokers only want to close a deal, your needs are irrelevant.
3. Brokers create the sense of urgency to act on an apartment.
4. There is always another apartment!
5. It never hurts to pitch for a rent reduction, just be reasonable. \$50-100/month is fair.
6. You don't always need a broker to view an apartment (see below).
7. If you do go with a broker, their fees are always negotiable even when they co-broke.
8. Many places include the utilities if you are willing to take a 5th or 6th story walk-up.
9. Move in dates can sometimes be pushed forward a few days, or even a couple of weeks.
10. Applicants need to earn 40x's the monthly rent and have good credit or get a co-signer.
11. Co-signers need to earn 80-100x's the annual rent and have good credit.

12. Applications are on a first come, first serve basis, so always have your paperwork ready.
13. Don't wait until you have a week to vacate your current place, it creates stress.
14. Many apartments on the websites in the membership area have available occupancy dates listed months in advance.
15. If you use a broker and are charged a month fee but get a month free of rent, you paid a broker fee.
16. Brokers will get you out for a no fee viewing and then announce it has been rented.
17. If advertised, absolutely get the broker to confirm his or her no fee policy over the phone.
18. Always ask a broker if your are going to see the apartment that has been advertised.
19. Ask the broker if the apartment advertised that you are going to view has applicants. If applications have already been submitted on an apartment, there is a chance that it will be approved.
21. Try to schedule more than one apartment preview within the same area and time period that you have in order to see more places.
22. The links I provide are the same ones that brokers use. They simply show you the apartment but charge you for finding it and yes, it is legal.

For a Comprehensive Listing of No Fee Agencies visit
[Http://NoBrokerNoFee.com](http://NoBrokerNoFee.com)