

RENTAL APPLICATION

This Application and Its Contents Are Considered Part of My Lease
Every Question Must Be Answered

The following information must be provided order to process your application:

- *Picture ID (All Adults)
- *Social Security Card (Head & Co-Head)
- *\$30.00 Money Order (non-refundable)
- *4 Current pay stub

(Rental Agent - Please Fill in) Address: <u>399 Lincoln Avenue, Orange, NJ 07050</u> Apt. No. _____ Monthly Rental\$ _____ Move-in-Date: ___/___/___ Date of Lease ___/___/___ Approved <input type="checkbox"/> YES <input type="checkbox"/> NO By _____ Security Deposit Required \$ _____

APPLICANT (S): PLEASE READ THE FOLLOWING AND SIGN THIS DOCUMENT ONLY IF YOU UNDERSTAND AND AGREE TO ACCEPT ALL OF THE PROVISIONS LISTED BELOW:

1. I/We hereby grant the Management or its designees the right to process this application for the purpose of obtaining a lease for an apartment at this location.
2. I/We agree to produce any documentation that Management may request to help process this application. The entire application must be filled out. ANYTHING LEFT NOT COMPLETED WILL BE ASSUMED AS "NO", "NONE" ETC. AND MAY BE SUBJECT TO DISQUALIFICATION AND/OR DELAY IN PROCESSING THIS APPLICATION.
3. Upon approval, I/We agree to execute a lease before possession is given. I/We also agree to pay the rent security deposit, equal to one month's and a half rent (which will be held in an interest bearing account at the Investors Bank, 259 Lafayette Street, Newark, NJ 07105 and one month's rent within five days of being notified of approval. The typical, standard lease and Rules and Regulations may be reviewed by me/us so that I/We may have full knowledge of the contents. All rents are due and payable on the first day of each month.
4. This application is subject to a satisfactory credit report, verification of employment and approval of Management. I/We understand that Management reserves the right to process this application without the reason for doing so and I/We hereby waive any claim for damages by reason of non-acceptance.
5. In compliance with the Fair Credit Reporting Act, this notice is to inform you that in connection with your application for lease: a.) An investigative consumer report may be made as to your character, general reputation, personal characteristics and mode of living; b) Additional information as to the nature and scope of this report will be furnished to you upon written request within a reasonable period of time.
6. I/We understand that the \$30.00 application fee submitted with application is non-refundable. NO REFUND WILL BE MADE ON THE APARTMENT DEPOSIT OF ONE MONTH AND A HALF'S RENT UNLESS THIS APPLICATION IS DISAPPROVED BY MANAGEMENT.
7. If Management cannot deliver possession to me/us on the date agreed upon, Management will not be liable for this failure. However, my/our deliver possession to me/us.
8. My/our signature(s) affixed below shall warrant that all statements and information contained in this application are true, correct and complete. Management or its designees are hereby authorized to verify all statements and information provided. If any statement or information provided is found to be false, my/our application and/or lease may be terminated at any time.
9. Please understand that your application will be reject if
 - a. you have poor credit history
 - b. you have criminal records
 - c. you were evicted or are being evicted
 - d. your income does not meet our requirements for the apartment size
10. We will disclosure the contents of your credit report with you, however, note that you are not allowed to have a copy of your credit report. You might obtain a copy of your credit report directly from TransUnion, which is the company that generates the report.
11. If your application is rejected you will be notified in writing. If the rejection is based totally or partially on the information provided to us from the retail credit report, you may refer to TransUnion (800) 916 - 8800 for specific details. However, if your application is rejected based upon information not from the retail credit report (e.g.: does not meet income requirements) you may appeal by submitting us a written request within 60 days of the rejection.

- **I/WE AUTHORIZE YOU TO CHECK MY/OUR RENTAL, CREDIT AND BACKGROUND RECORDS THROUGH THE AGENCIES OF YOUR CHOOSING.**
- **I/WE UNDERSTAND AND THAT IF APPROVED FOR THE APARTMENT, A RENTAL RECORD WILL BE CREATED TO REPORT MY PERFORMANCE, AS A TENANT, TO THE REGISTRY CREDIT SERVICE; AND ANY OTHER INFORMATION BUREAU THAT YOU WISH TO REPORT TO CREDIT SERVICE.**

Applicant's Signature _____ Date ___/___/___

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APPLICANT (S) INFORMATION

Name: _____ Date of Birth ____/____/____ Social Security # _____-_____-_____

Address: _____ Apt. Size Desired _____ Total Occupants _____

DL# _____ State _____ Marital Status _____ Is addition to family expected? YES NO

Home Phone #: _____ Cell #: _____ How did you hear of us? _____

Persons to Occupy Apartment: List first and last names, birth date, Social Security and relationship to applicant:

Full Name	Relationship	Birth Date	Social Security #
		/ /	- -
		/ /	- -
		/ /	- -
		/ /	- -
		/ /	- -

RENTAL INFORMATION

1. Present Address _____ City _____ State _____ Zip Code _____

Home Phone# _____ Monthly Rent/Mortgage \$ _____ Length of Tenancy _____

Reason for Moving _____

Name & Address of Landlord _____

City _____ State _____ Zip _____ Telephone: (_____) _____ - _____

2. Previous Address _____ City _____ State _____ Zip Code _____

Home Phone# _____ Monthly Rent/Mortgage \$ _____ Length of Tenancy _____

Reason for Moving _____

Name & Address of Landlord _____

City _____ State _____ Zip _____ Telephone: (_____) _____ - _____

EMPLOYMENT INFORMATION

1. Present Employer _____ Supervisor's Name _____

Address: _____ City _____ State _____ Zip _____

Your Position _____ Date Hired _____ Salary \$ _____

Your Business Phone No. _____ Supervisor's Phone No. _____

Applicant's Signature _____ Date ____/____/____