

Apt. # _____

Today's Date _____

Move-in Date _____

The information provided is used to qualify prospective residents and to assist Management in case of emergencies. Your cooperation is appreciated.

Applicant Information				
Applicant's First Name:	Middle Name:	Last Name:	Social Security Number:	
			Driver's License Number & State:	
Email Address:		Home Phone: Cell Phone:		Date of Birth:
Current Street Address:		Town/City	State:	Zip Code:
Previous Street Address:		Town/City	State:	Zip Code:
Landlord(s)/Management Company:		Landlord Phone Number(s):	From: To:	Rent Amount(s):
Current:				\$
Past:				\$
Current Employer:	Occupation:		Start Date:	Monthly Income:
			\$	
Street:	Town/City:	State:	Zip Code:	Work Phone:
Co-Applicant/ Guarantor Information				
Co-Applicant's First Name:	Middle Name:	Last Name:	Social Security Number:	
			Driver's License Number & State:	
Email Address:		Home Phone/ Cell Phone:		Date of Birth:
Current Street Address:		Town/City	State:	Zip Code:
Previous Street Address:		Town/ City:	State:	Zip Code:
Landlord/Management Company:		Landlord Phone Number:	From: To:	Rent Amount:
Current:				\$
Past:				\$
Current Employer:	Occupation:		Start Date:	Monthly Income:
			\$	
Street:	Town/City:	State:	Zip Code:	Work Phone:
Name of All Other Persons Under the Age of 18 Occupying Apartment:				
Name:	Birthdate:	Relationship:	SS#:	
Name:	Birthdate:	Relationship:	SS#:	
In The Event of an Emergency Please Contact:				
Name(s):		Address(es):		
Home Phone Number(s):	Work/Cell Phone Number(s):	Relationship(s):		

The contents of this application are true to the best of the applicant(s) knowledge. The applicant(s) understands that falsifications found in this application shall lead to disqualification.

It is understood that I(we) am (are) submitting to the Landlord an application fee of \$100.00.

In the event I(we) do not qualify for the apartment, \$50.00 of the application fee will be returned while the other half will be retained by the Landlord as a processing fee.

If I(we) decide not to rent after a particular apartment has been held, it is understood that the full \$100.00 deposit will be retained by the Landlord.

It is also understood that if I(we) do sign a lease, the \$100.00 will be deducted from the first month's rent.

It is understood that I(we) acquire no rights to the apartment until:

- 1. The Landlord has verified the contents of this application including incomes, credit references and arrest histories.**
- 2. The application has been approved and notification given.**
- 3. There is a signed lease and the Security Deposit has been paid as set forth by the Landlord.**

Release:

I(We) hereby apply for the apartment listed in this application. With my(our) signature(s), I(we) authorize and request all credit reporting agencies, employers, landlords, and personal references to release any pertinent information regarding me(us). A photocopy of this should be as valid as the original. I(we) understand that the credit report will be done through the facilities of RentGrow, Inc. (275 Wyman Street, Suite 14, Waltham, MA 02451, Phone 800-736-8476.)

Name of Applicant **Signature of Applicant** **Date**

Name of Applicant **Signature of Applicant** **Date**

Statement of Rental Policy

- Equal Housing:** Non-discrimination on the basis of race, color, sex, national origin, familial status, and/or disability, and/or lawful source of income (in accordance with the 1988 Fair Housing Amendment, effective 03/12/1989).
- Availability:** All apartment rentals are based on availability in the form of vacancies and/or apartments which current resident(s) have given notice to vacate that are not under deposit or otherwise rented. Apartment availability cannot be guaranteed until a given unit is vacated by the current resident(s).
- Pets:** No pets allowed, with the exception of fish.
- Income:** Monthly rent shall not exceed 28% of gross monthly income. (See back for Minimum Income calculations.) Income must be verified as part of the application process. Allowances from scholarships, study subsidiaries and/or inconsistent income such as alimony, commissions or tips will require written verification. One half of liquid savings and investments may be counted toward annual income. Any assets must be in accounts within the United States.
- Rental Application:** To be completed by every person over the age of 18. The application deposit is \$100.00 per application. If the application is approved; the full application deposit will be applied to the first month's rent. If a given application(s) is denied, half of the application deposit will be returned. If the applicant decides not to rent after a particular apartment has been held, the application deposit is forfeited.
- Qualifications:** The Mansions at Hockanum Crossing, LLC. will run a complete background check on the applicant(s) and any other occupants. A valid social security number is required by all applicants and occupants to complete the background check. Applicants must have satisfactory credit ratings with no significant patterns of late-payments, collection accounts and/or reports of bankruptcies, foreclosures in the last five years. Also, there must be no outstanding collection items, current delinquent accounts or unpaid charge-offs. Documentation must be provided in the event of a charge-off, paid or unpaid.
- Present and prior rental history will be researched. Rental history must be favorable, without any reports of evictions, lease breakage, late payments, NSF checks or complaints or damages.
- Applicant must have verifiable income and must meet our income guidelines.
- Applicants should have no reports of convicted felonies or violent misdemeanors, misdemeanor A or arrest for sexual misconduct or assault.
- All applicants must be at least 18 years old and have a United States Social Security Number.
- Occupancy:** No more than two (2) residents per bedroom. All lessees are equally responsible for the rent.
- Cars:** Each apartment is allowed parking for two cars, including garage parking where applicable.
- Other:** Waterbeds and aquariums are permitted. Surround sound and exercise equipment are not allowed in the apartment.
- Renter's Insurance:** Renter's Insurance is required for all apartments.
- Security Deposit:** The Security Deposit is \$1000.00, and may not be applied to the last month's rent.
- Rental Payment:** The monthly rent is due on the first of each month. There will be a late fee of \$75.00 applied for any rent received past the 10th of the month, and a \$5.00 fee for each day thereafter. Any returned (NSF) checks will be assessed a \$25.00 charge. No personal checks accepted after the 10th.

Initials _____

Minimum Annual Income Requirements

<u><i>One Bedroom Homes</i></u>	<u><i>Monthly Rates</i></u>	<u><i>Yearly Minimum Income</i></u>
<i>Winfrey</i>	<i>\$1,015.00</i>	<i>\$43,500.00</i>
<i>w/ garage</i>	<i>\$1,115.00</i>	<i>\$47,786.00</i>
<i>Rockwell</i>	<i>\$1,185.00</i>	<i>\$50,786.00</i>
<i>w/ oversized garage</i>	<i>\$1,205.00</i>	<i>\$51,643.00</i>
<i>Wilshire</i>	<i>\$1,145.00</i>	<i>\$49,071.00</i>
<i>Riviera</i>	<i>\$1,205.00</i>	<i>\$51,643.00</i>
<i>Carlyle</i>	<i>\$1,215.00</i>	<i>\$52,071.00</i>
<i>Marquis</i>	<i>\$1,265.00</i>	<i>\$54,214.00</i>
<i>Ashton</i>	<i>\$1,395.00</i>	<i>\$59,786.00</i>
<u><i>Two Bedroom Homes</i></u>	<u><i>Monthly Rates</i></u>	<u><i>Yearly Minimum Income</i></u>
<i>Chateau</i>	<i>\$1,265.00</i>	<i>\$54,214.00</i>
<i>w/ larger living room</i>	<i>\$1,295.00</i>	<i>\$55,500.00</i>
<i>Versace</i>	<i>\$1,365.00</i>	<i>\$58,500.00</i>
<i>Monticello</i>		
<i>One Car Garage</i>	<i>\$1,365.00</i>	<i>\$58,500.00</i>
<i>Two Car Tandem Garage</i>	<i>\$1,465.00</i>	<i>\$62,786.00</i>
<i>Vanderbilt</i>		
<i>One Car Garage</i>	<i>\$1,395.00</i>	<i>\$59,786.00</i>
<i>Two Car Side by Side Garage</i>	<i>\$1,495.00</i>	<i>\$64,071.00</i>
<i>Arlington</i>	<i>\$1,665.00</i>	<i>\$71,357.00</i>

*Monthly rates are subject to change.

Contact the Leasing Office prior to application for current rates.

Initials _____