

TENANT APPLICATION FORM

745 1/2 N 6th Street, Newark, NJ 07107

Trust, honesty, and communication - these are the keys to any successful relationship. I will make it a priority to provide you with not just a place to live but also a home. All I ask for in return is the same mutual respect.

Conditions

- Applicant agrees to a face-to-face meeting with the Landlord prior to or after filling out the application
- Applicants will be selected for residency on a first-come, first-serve basis
- Applications will be accepted from anyone who wishes to apply for residency
- Applicant will be notified if they are accepted or if they are not qualified, and the reason(s) why
- Any changes throughout the lease to the information provided in the application must be communicated to the Landlord and updated in the application
- Applicant represents that all the statements in the application are true and correct
- Selection of an applicant is contingent upon the Applicant signing and agreeing to the terms of a separate signed Lease Agreement
- Applicant has read and agrees to the conditions of the lease and the State of NJ Eviction Laws
- Upon approval of this application, Applicant agrees to pay the first month's rent and required security deposit before occupancy
- Applicant agrees to the code of conduct set forth in this application and lease agreement
- Applicant agrees to and agrees to furnish additional references upon request and provide supplemental information or documentation based on the results of inquiries
- Applicant consents to allow the Landlord to disclose tenancy information to previous or subsequent Property Providers/Managers/Landlords

Background Check

Applicant hereby authorizes verification of the statements in the application, including, but not limited to, providing a credit report, background and eviction checks through

<http://www.atenantscreen.com/>

Documentation Required

The following is required to be provided with the application:

- Copy of driver license or photo ID of all Applicants
- Verification of income - copy of most recent W2, 1099, copy of past 2 months' bank statements or pay stubs

Rejection Policy

Applicant may be rejected if:

- Household size exceeds the appropriate amount for the size of the unit - Maximum occupancy is 6 individuals for a 3-bedroom unit
- Minimum household income after taxes must equal 2 times the monthly lease payment
- Positive identification with a picture is not submitted
- A complete and accurate application with at least one previous reference with phone # is not provided
- Negative credit history, including but not limited to late payments, bankruptcy, foreclosure, collection, etc.
- Criminal history, including, but not limited to, illegal drug use or possession, conviction by any court for a felony or misdemeanor
- Any individual who may constitute a direct threat to the health and safety of an individual, or whose tenancy may pose a threat to the building or the property of others. Examples include, but are not limited to rape, arson, child molestation, and assault.
- Applicant is unable or unwilling to disclose information necessary to establish eligibility.
- If any information provided is determined to be false; such false statements will be grounds for rejection of the application

Fair Housing

No person shall be discriminated against based on race, color, creed, religion, sex, sexual orientation, national origin, age, familial status or handicap. This applies to accepting and processing applications, and selecting tenants from among eligible Applicants.

Smoking Policy

In order to provide a healthier environment for our residents and guests, our property has decided to go completely smoke-free. The harmful effects of secondhand and thirdhand smoke and the fire dangers caused by smoking indoors are simply too great to ignore.

Property Information	
Address:	745 ½ N 6 th Street, Apt 2, Newark, NJ 07107
Landlord:	Stephen Wilcox
Details:	<ul style="list-style-type: none"> • 2nd Floor Apartment, separate HVAC and electricity. • 1,795 square foot, Real Oak floor and Ceramic tiled kitchen and bathrooms • 3 Bedroom, 2 Bath and Laundry Room • Oversize master bedroom with two walk-in closets and • Large Open Plan Lounge, Dining Room • Granite Countertop Fitted Kitchen with Gas Range, Dishwasher and Microwave • Lots of storage space and pantry • Two car parking places in secure rear parking • Monitored alarm system and video security/recording system
Price:	\$2,300 Monthly Water and Sewage is included in lease Tenant responsible for all other utilities (see Lease Agreement) \$3,450 Security Deposit
Code of Conduct:	Please also refer to the Lease Agreement for specifics. Must be followed unless an exception is agreed upon in writing with the Landlord. Includes but not limited to: <ul style="list-style-type: none"> • No assignment or subletting is not allowed • No alterations, repairs, improvements are to be made without consent of Landlord • No more than 10 individuals, exclusive of Applicant and Occupants on the Premises at any given time • No disruption of the quiet and peaceful enjoyment of neighbors • Can not change the locks on any door • Keep and maintain the Premises in good and sanitary condition • No hazardous materials are to be kept on the Premises • There are no pets allowed • A maximum of 2 automobiles/motorcycles on the Premises • No commercial vehicles, boats, RVs, etc are allowed on the premises • Premises are to be used exclusively as a private single-family dwelling. • No part of the Premises shall be used at any time for the purpose of carrying on any business, profession, or trade. • No smoking in the building including in the outside area within 10 feet of any door or window.

List All Proposed Occupants		
Occupant (1):	Full Name (Last, First, Middle Initial) Jr/Sr	Date of Birth (mm/dd/yyyy)
Occupant (2):	Full Name (Last, First, Middle Initial) Jr/Sr	Date of Birth (mm/dd/yyyy)
Occupant (3):	Full Name (Last, First, Middle Initial) Jr/Sr	Date of Birth (mm/dd/yyyy)
Occupant (4):	Full Name (Last, First, Middle Initial) Jr/Sr	Date of Birth (mm/dd/yyyy)
Occupant (5):	Full Name (Last, First, Middle Initial) Jr/Sr	Date of Birth (mm/dd/yyyy)
Occupant (6):	Full Name (Last, First, Middle Initial) Jr/Sr	Date of Birth (mm/dd/yyyy)
Does Applicant or any Proposed Occupant smoke?		Yes [] No []
Does Applicant or any Proposed Occupant own any pets?		Yes [] No []

At least one occupant must appear on the lease and all occupants that want to sign the lease should complete the Applicant Information and Previous Address History. This information will be used to determine previous rental history and ensure income is sufficient to meet the monthly rent.

Applicant 1 Information and Previous Address History

Applicant (1):	Full Name (Last, First, Middle Initial) Jr/Sr		
	Date of Birth (mm/dd/yyyy)		Social Security #
	Email		Drivers License #, State
	Phone # (home)	Phone # (Cell)	Phone # (work)
Present Address:	Address, State, City, Zip		
	Dates: From – To	Monthly Payment	Rent [] Own []
	Present Landlord's Name, Phone #		
Prior Address:	Address, State, City, Zip		
	Dates: From – To	Monthly Payment	Rent [] Own []
	Prior Landlord's Name, Phone #		

Applicant 1 Personal Info

In case of emergency, please notify: (Name, Address, Phone #)	Relationship
Reference (1):	Name, Address, Phone # Relationship/Years Known

Reference (2):	Name, Address, Phone #	Relationship/Years Known
Automobile (1):	Make, Model, Year	Driver's License #, State
What is your reason for relocation?		
Do you have or will have renter's Insurance, Including accident liability coverage? [] Yes [] No		

Applicant 1 Employment			
Current Employer:	(If self-employed, name of business) Business Address, Phone		
	Position:	Dates: From -To	Monthly Income (After Taxes)
	Supervisor Name/Phone:		Other Income, Source
Prior Employer: <i>List if current employer is less than 2yrs</i>	(If self-employed, name of business) Business Address, Phone		
	Position:	Dates: From -To	Monthly Income (After Taxes)
	Supervisor Name/Phone:		Other Income, Source

Applicant 1 Financial Info – LIST ALL ACCOUNTS IN EACH SECTION

Checking: <i>List All</i>	Bank and Branch (include City/State)		
Savings: <i>List All</i>	Bank and Branch (include City/State)		
Loans: <i>List All</i>	Financial Institution	Purpose	Amount/Interest %
Credit Cards: <i>List All</i>	Financial Institution	Purpose	Amount/Interest %

Applicant 1 Background Questions

Ever filed bankruptcy? [] Yes [] No

County/State where filed:

What Year?

Ever been contacted by a collection agency? [] Yes [] No

If Yes, describe:

Ever filed a lawsuit? [] Yes [] No

If Yes, describe:

Involved in a pending litigation? [] Yes [] No

If Yes, describe:

Late payment on any debt obligation? [] Yes [] No

If Yes, describe:

Convicted/plead guilty/no contest to a felony? [] Yes [] No

If Yes, describe:

Convicted/plead guilty/no contest to a misdemeanor? [] Yes [] No

If Yes, describe:

Evicted, had a complaint filed, or trouble paying from a lease/rental? [] Yes [] No

If Yes, describe:

Foreclosed on a property or defaulted on a lease? [] Yes [] No

If Yes, describe:

Applicant 2 Information and Previous Address History

Applicant (2):	Full Name (Last, First, Middle Initial) Jr/Sr		
	Date of Birth (mm/dd/yyyy)		Social Security #
	Email		Drivers License #, State
	Phone # (home)	Phone # (Cell)	Phone # (work)
Present Address:	Address, State, City, Zip		
	Dates: From – To	Monthly Payment	Rent [] Own []
	Present Landlord's Name, Phone #		
Prior Address:	Address, State, City, Zip		
	Dates: From – To	Monthly Payment	Rent [] Own []
	Prior Landlord's Name, Phone #		

Applicant 2 Personal Info

In case of emergency, please notify: (Name, Address, Phone #)	Relationship
Reference (1):	Name, Address, Phone #
	Relationship/Years Known

Reference (2):	Name, Address, Phone #	Relationship/Years Known
Automobile (1):	Make, Model, Year	Drivers License #, State
What is your reason for relocation?		
Do you have or will have renter's Insurance, Including accident liability coverage? [] Yes [] No		

Applicant 2 Employment			
Current Employer:	(If self-employed, name of business) Business Address, Phone		
	Position:	Dates: From -To	Monthly Income (After Taxes)
	Supervisor Name/Phone:		Other Income, Source
Prior Employer: <i>List if current employer is less than 2yrs</i>	(If self-employed, name of business) Business Address, Phone		
	Position:	Dates: From -To	Monthly Income (After Taxes)
	Supervisor Name/Phone:		Other Income, Source

Applicant 2 Financial Info – LIST ALL ACCOUNTS IN EACH SECTION

Checking: <i>List All</i>	Bank and Branch (include City/State)		
Savings: <i>List All</i>	Bank and Branch (include City/State)		
Loans: <i>List All</i>	Financial Institution	Purpose	Amount/Interest %
Credit Cards: <i>List All</i>	Financial Institution	Purpose	Amount/Interest %

Applicant 2 Background Questions

Ever filed bankruptcy? Yes No

County/State where filed:

What Year?

Ever been contacted by a collection agency? Yes No

If Yes, describe:

Ever filed a lawsuit? Yes No

If Yes, describe:

Involved in a pending litigation? Yes No

If Yes, describe:

Late payment on any debt obligation? Yes No

If Yes, describe:

Convicted/plead guilty/no contest to a felony? Yes No

If Yes, describe:

Convicted/plead guilty/no contest to a misdemeanor? Yes No

If Yes, describe:

Evicted, had a complaint filed, or trouble paying from a lease/rental? Yes No

If Yes, describe:

Foreclosed on a property or defaulted on a lease? Yes No

If Yes, describe:

I warrant, to the best of my knowledge, all of the information provided in this Application is true, accurate, complete and correct as of the date of this Application. If any information provided by me is determined to be false, such false statement will result in disapproval of the Application and/or termination of the Lease with Landlord.

I understand and agree: (i) this is an application to lease only and does not guarantee that I will be offered the Property, and (ii) Landlord may accept more than one Application for the Property and, using their sole discretion, will select the best qualified Applicant. I hereby authorize the Landlord to verify the information provided, including, but not limited to, obtaining the mentioned screening reports and calling references and prior landlords.

The applicant confirms that they have received, read, understand, and agree to (i) the terms of the Lease Agreement, and (ii) State of NJ Eviction Laws. The undersigned is applying to a lease designated as 745 ½ N 6th Street, Apt 2, Newark, NJ for the amount of: \$2,300 per month. And upon approval of this application agrees to sign a Lease Agreement and to pay all sums due, including the first month payment and required security deposit of \$3,450 before occupancy

Applicant's Name 1 (Please print): _____ Date: _____

Applicant's Signature: _____ Date: _____

Applicant's Name 2 (Please print): _____ Date: _____

Applicant's Signature: _____ Date: _____

Landlord's Name (Please print): _____ Date: _____

Landlord's Signature: _____ Date: _____