

RENTAL APPLICATION FOR LANTERN COURT APARTMENTS



Date		Name (First, Middle, Last)			SS #		Date of Birth	
Home Phone		Work Phone		Cell Phone		Drivers License		State of Issue
Current Address (Apt. # and Street)			City	State	Zip	How Long	Owned/Rented/Parent's/Student Housing	
Current Landlord Name		Apartment Name		City	State	Zip	Phone #	Monthly Rent
Former Address (Apt. # and Street)			City	State	Zip	How Long	Owned/Rented/Parent's/Student Housing	
Former Landlord Name		Apartment Name		City	State	Zip	Phone #	Monthly Rent
Current Employer Name					How Long		Monthly Gross Income	
Street Address			City	State	Zip	Phone #		
Former Employer Name		Street Address		City	State	Zip	How Long	Phone #
Additional Income (describe source and monthly amount)								
Are you currently attending college (Y or N)			Name of College/University		Date of Graduation		Major/Minor	
Motor Vehicles/Make Model				Year	Color	License Plate #	State	
Bank Name		Bank Address		Savings Account #		Checking Account #		Phone #
Person to Notify in Case of Emergency, Death, Incapacity, or Incarceration				Name		Relationship		Phone #
Street Address				City		State		Zip
Personal Reference Name			Street Address		City	State	Zip	Phone #
Occupation		Relationship to Applicant			Phone #		Years Known	
Credit Reference Name			Street Address		City	State	Zip	Phone #
Credit Reference Name			Street Address		City	State	Zip	Phone #

Have you ever been served a Notice to Quit? <input type="checkbox"/> Yes <input type="checkbox"/> No	Have you ever been served an Eviction Complaint? <input type="checkbox"/> Yes <input type="checkbox"/> No
Have you ever had a civil judgment entered against you or them for the collection of a debt in the past 10 years? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Have you ever been convicted of, or pleaded guilty or no contest to, any criminal offense(s) or had any criminal offense(s) disposed of other than by acquittal or a finding of "not guilty"? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Have you ever filed for bankruptcy or been in foreclosure? (If yes, please explain) <input type="checkbox"/> Yes <input type="checkbox"/> No	
Have you ever been convicted of a sexual offense? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Do you intend to possess, sell or use illicit drugs or narcotics in or about your residence? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Have you ever been convicted for possession, use or sale of illegal substances? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Have you ever been convicted of a felony or misdemeanor? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Do you smoke? <input type="checkbox"/> Yes <input type="checkbox"/> No Why are you moving from your current address?	

NO PETS ALLOWED

LIST ALL OTHER OCCUPANTS WHO WILL RESIDE IN APARTMENT: (All occupants 18 and over must file a separate application)

NAME	DATE OF BIRTH	SOCIAL SECURITY #
_____	_____	_____
_____	_____	_____
_____	_____	_____

DATE YOU ARE LOOKING TO RENT? _____ HOW DID YOU HEAR ABOUT US? INTERNET DRIVE BY FRIEND/FAMILY MEMBER
 RENTAL AGENT RESIDENT NEWS AD

HOLDING DEPOSIT AGREEMENT: You understand that the holding deposit is not a security deposit. By signing this application and paying the holding deposit, you are requesting us to reserve the apartment /premises for you. You understand that the premises will not be taken off the market until such time as you have submitted this fully completed and signed application, as well as the necessary documentation we require in order to approve or deny your application. You further understand that the holding deposit does not obligate us to execute a lease or to deliver possession of the premises to you. If your application is denied, we will refund the entire holding deposit to you. We may deposit the holding deposit and issue a refund check to you. If we notify you that your application has been approved and you notify us within 24 hours of that notification that you do not want to enter into a lease with us, we will refund the entire holding deposit to you. If we notify you that your application has been approved and you have 72 hours to come in and sign a lease. If you do not enter into a lease with us, your entire holding deposit will be forfeited. We both agree that your election to not enter into a lease with us, without providing the above mentioned notice within 24 hours of your approval notification, will cause us to incur costs that are difficult and impractical to fix. Such costs include, without limitation, lost rent on the premises, as well as marketing, advertising, office overhead, and other costs incurred by us in preparing the premises for rental by other potential tenants. We both agree that the forfeiture holding deposit, in such instance, is not a penalty, but represents a fair and reasonable estimate of the costs that we will incur as a result of your failure to timely enter into a lease for the premises. If your application is approved and you enter into a lease with us within 72 hours, the holding deposit will be applied, at our discretion, to one of the following: (i) any security deposit required under the lease; (ii) any rental amount required under the lease; or (iii) any other fees and charges required under the lease. If there is inconsistency between the terms of this application and the signed lease, the terms of the lease will control.

Pursuant to Massachusetts Laws, the management shall neither refuse to rent or lease an apartment to any person because of race, color, creed, religion, national origin, sexual orientation, gender, disability, age (unless if minor), or familial status of the applicant nor discriminate in the terms offered or the services rendered. Management is not responsible for loss by fire, theft, smoke or water. The undersigned warrants and represents that all statements herein are true and permits verification. Should it be determined prior to or at any time during a subsequent tenancy that information given was false, landlord reserves the right to terminate such tenancy immediately.

The undersigned agrees to provide documentation necessary to substantiate present or prior earnings which are to be considered as a basis for payment of rent. The undersigned hereby give permission to photocopy my driver's license. The undersigned also gives permission to obtain information on my credit, rental history, criminal history, income verification, and other references, now or in the future for the purpose of this application and enforcing the provisions of any future lease with Lantern Court LLC.

The information on my application is true and correct. I hereby authorize a credit and/or criminal check to be made and the application verified.

 Manager

 Applicant

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OFFICE USE ONLY:

Holding Deposit Required with Application.	Amount Paid	_____
Holding Deposit Refunded/ Forfeited/Applied		_____
Apartment being held		_____
Move-in Date		_____
First and Last Month's Rent Required at Lease Signing		_____
Finders Fee (One time fee for new move-ins only)		_____

LEASE CONTRACT GUARANTY

You, as Guarantor signing this Lease Contract Guaranty, guarantee all obligations of tenant(s) under the Lease Contract described below.

Date of Lease _____

Landlord's name (or name of apartment community) Lantern Court Apartments

Tenant's name(s) (list all tenants on Lease Contract) _____

Street Address of dwelling being leased 253 Amherst Road

Unit No. _____

City/State of Dwelling Sunderland, Massachusetts

You agree that your obligations as Guarantor will continue and will not be affected by amendments, changes, renewals or extensions of the Lease Contract which may be agreed to from time to time between tenant(s) and us. If we, as landlord of the dwelling,

delay or fail to exercise lease rights, pursue remedies, give notices, or make demands to you, as Guarantor, you will not consider it as a waiver of our rights, as owner, All our remedies against the tenant(s) apply to Guarantor, as well. All tenants and Guarantors are jointly and severally liable. In the event the tenant(s) fail(s) to pay the rent when due, we may notify you in writing, of such failure.

You understand that we are relying on this guarantee in evaluating the application for this Lease Contract and that the following information is offered for consideration and verification. You hereby give permission to us to obtain information on your credit for the purpose of this guarantee. A facsimile signature by you on this Guaranty will be just as binding as an original signature. It is not necessary for you, as Guarantor, to sign the Lease Contract itself or to be named in the Lease Contract. This Guaranty does not have to be referred to in the Lease Contract.

Any time there is a change in occupancy, a new Guarantor Form will need to be completed.

Proposed Tenants: _____

Guarantor's Name: _____
Address: _____

Relationship to Tenant: _____

Phone: () _____ (include area code)

Guarantor's Employer: _____

Length of Employment: _____

Occupation: _____

Supervisor: _____

Employer's Address: _____

Zip: _____

Employer's Phone Number: () _____

Monthly Income: _____*

(*Attach verification in form of two (2) most recent paycheck stubs, tax forms, bank or investment statements, etc.)

Guarantor's Date of Birth: _____

Guarantor's Social Security Number: _____

Guarantor's Signature

Date

Date: _____ Then personally appeared the above named _____, and acknowledged the foregoing instrument to be his/her/their free act and deed before me.

Notary Public
My commission expires on: