

RESIDENTIAL LEASE APPLICATION
Please Print Clearly

Full Name _____ / _____
APPLICANT CO-APPLICANT

Complete Address _____
STREET CITY STATE ZIP CODE

Present Landlord/Mortgage holder _____
NAME PHONE / FAX

If at current address less than 1 year, previous address & landlord information

Amount of rent/mortgage _____ Does this include utilities? YES NO

Reason for moving _____

Are you now or have you ever been evicted from your residence? YES NO

D.O.B _____ / _____ SS # _____ / _____
APPLICANT CO-APPLICANT APPLICANT CO-APPLICANT

Vehicle _____ / _____
MAKE MODEL COLOR PLATE MAKE MODEL COLOR PLATE

Phone number _____ Cellular Phone _____

Dependents living with you-Names/DOB _____

Other Residents _____

EMPLOYMENT

Place of Employment _____ How long at current job? _____

Address _____ Position _____

Supervisor _____ Phone _____

Monthly Gross Verifiable Income _____ Other Sources of Income _____

You must provide current documentation for income verification.

BANKING / CREDIT INFORMATION

Bank Name _____ Type of account _____

Credit Reference:

<u>Creditors</u>	<u>Type of Debt</u>	<u>Amount owed</u>	<u>Monthly Payment</u>
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How did you hear about Autumn Management?

Newspaper Ad ___ Sign ___ Yellow Pages ___ Website ___ Craigslist ___ Other ___

Rules and Regulations

1. Pets of any kind are not allowed in or about the premises.
2. Motorcycles, vans, campers, or trucks are not allowed in the parking lot, except by written permission from the landlord in advance. No repair or maintenance work permitted on any vehicle on any Autumn Management property.
3. All vehicles must be registered and in working condition to be parked in the parking lot. Unregistered and disabled vehicles will be towed at the tenants' expense.
4. Trash only in the dumpster: no garbage. Large items are to be taken to the dump by the tenants, example: couch, chairs, and Christmas trees.
5. Bicycles are not allowed to be chained to fences or any other part of the property. All toys must be kept in the back yard.
6. Tenants are expected to keep outside of apartments clean and picked up. (Beer bottles, cigarettes, tires, etc.)
7. Clotheslines are not to be erected on the property.
8. Home businesses are not allowed to operate from any apartment.
9. There will be a \$20.00 fee for any return checks.
10. If locked out of your apartment after hours it is the responsibility of the tenant to gain entrance through a private source such as a locksmith. The tenant is responsible for any cost incurred.
11. Vehicles are not allowed to park or drive on lawn for any reason including moving in or out.
12. Washing machines only allowed in apartments where the Landlord has provided hookups.
13. Public drinking of alcohol is not permitted.
14. Only authorized people are allowed to live in any of Autumn Management's properties. These people must be listed on this application and identification must be provided for all residents.
15. Any tenant(s) given permission to transfer to another apartment will be charged a minimum of \$350.00 for cleaning fees.
16. No objects are to be placed on or around the sprinklers.
17. Smoking is not permitted in any apartment where oxygen equipment is present.
18. City Ordinance Section 410:482 Any occupant that disables, tampers with or destroys an operational smoke alarm or fire detection device after the City of Easthampton Fire Dept. has inspected and approved such smoke alarm or fire detection device shall be subject to a fine of up to \$100.00 Per Day.

I have read the above rules and understand that if the landlord determines a tenant is in breach of these rules a notice to vacate will be used to remove the tenant and all occupants from the apartment.

Signature _____ / _____ Date _____

Everything that I have stated in this application is true and correct to the best of my knowledge. I understand that Autumn Management will retain this application whether or not it is approved. I authorize Autumn Management to 1.) Verify all information contained in this application, 2.) To obtain a credit report and/or investigate report on myself, and 3.) To verify that I have no criminal record. I understand that such information may be derived in whole or part, from Experian or other major Credit reporting companies. If my application is denied for delinquent credit, I am entitled to receive one free copy of my credit report from the company such information was obtained. Autumn Management will supply me with that information. I hereby release, remise and forever discharge from any action whatsoever, in law and equity, all owners, managers, employees and/or agents, both of Landlord and their credit checking agencies in connection with processing, investigating, or credit checking this application, and will hold them harmless from any suit or reprisal whatsoever. I declare that a photocopy of my signature shall be as valid and the original.

A deposit received to secure an apartment will be deposited promptly and will not be refunded after three business days have elapsed. If payment is by check refunds will not be issued until the payment has cleared.

Signature _____ / _____ Date _____

RELEASE OF RENTAL INFORMATION

Landlord/Mortgage holder

Landlord/Mortgage holder Address

Phone/Fax

BY SIGNING BELOW I AUTHORIZE THE RELEASE OF INFORMATION FROM MY LANDLORD, MORTGAGE HOLDER OR RENTAL AGENT.

Signature

Date

Address of tenant/home owner

The above requested information is needed to process application

STOP! DO NOT FILL OUT PAST THIS LINE. FOR OFFICE USE ONLY

1. WHEN DID APPLICANT LIVE AT THIS PROPERTY? _____

2. DID APPLICANT HAVE A LEASE? YES NO

3. DID APPLICANT STAY FOR THE FULL TERM? YES NO

4. DID APPLICANT HAVE ROOMMATES? YES NO

5. WHAT WAS THE APPLICANTS MONTHLY RENT?

DID THIS INCLUDE UTILITIES? YES NO

6. DID APPLICANT PAY HIS/HER RENT/MORTGAGE ON TIME? YES NO

7. WERE EVICTION/FORECLOSURE PROCEEDINGS EVER STARTED AGAINST THE APPLICANT?
LATE NOTICE NOTICE TO QUIT YES NO

8. ARE THERE ANY ARREARS AT THIS TIME? YES NO

9. DID YOU EVER RECEIVE COMPLAINTS FROM NEIGHBORS REGARDING APPLICANTS BEHAVIOR OR
HAVE THE POLICE RESPONDED TO THE PROPERTY DUE TO COMPLAINTS? YES NO

IF YES, EXPLAIN.

10. ANY DAMAGE TO THE PROPERTY? YES NO
IF YES, EXPLAIN.

11. ANY PETS ON THE PROPERTY? YES NO

12. WOULD YOU RENT/LOAN TO THE APPLICANT AGAIN? YES NO

13. ADDITIONAL COMMENTS: _____

