



TGM ASSOCIATES L.P.

TGM APPLICATION FOR RENTAL							
Notice: All adult applicants (18 or older) must complete a separate application for rental.							
Apartment		Rent		Move In Date		Agent	
APPLICANT INFORMATION							
Last Name			First Name			MI.	
SSN				Government Issued ID #			
Birth Date		Home Phone		Work Phone		Email	
CURRENT ADDRESS							
Street Address			City		State		Zip
Date In		Date Out	Landlord Name			Landlord Phone	
Monthly Rent		Reason for Leaving					
PREVIOUS ADDRESS							
Street Address			City		State		Zip
Date In		Date Out	Landlord Name			Landlord Phone	
Monthly Rent		Reason for Leaving					
OTHER OCCUPANTS/RESIDENTS							
List Names and Date of Birth of all Additional occupants/residents:							
PETS							
Support animals for the disabled are not considered to be pets, but do require advance written approval from management.)							
Pets?		Describe	Type	Breed	Lbs	Type	Breed
EMPLOYMENT & INCOME INFORMATION							
1. Occupation		Employer/Company/Address					Monthly Salary
Supervisor Name			Supervisor Phone			Start Date	End Date
2. Occupation		Employer/Company/Address					Monthly Salary
Supervisor Name			Supervisor Phone			Start Date	End Date
1. Other Income Description						Monthly Income	
2. Other Income Description						Monthly Income	
EMERGENCY CONTACT							
1. Name			Address			Phone	
2. Name			Address			Phone	



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BACKGROUND INFORMATION		
Have you ever been convicted and/or arrested for a crime?		
If so, please list and explain the nature of the crime:		
VEHICLE INFORMATION		
1. Make & Model & Color	Year	License No. & State
2. Make & Model & Color	Year	License No. & State
Other Vehicles		
OTHER INFORMATION		
How did you hear about this Property?		
Please include any other information you believe would help to evaluate this application:		
<p>This is to inform you that as a part of our procedure for processing your application, an investigative Consumer Report may be prepared whereby information is obtained through credit report(s), personal interviews with your landlord, employer, or others with whom you are acquainted. This inquiry includes information as to your character, general reputation, personal characteristics, and mode of living. You have the right to make a written request within a reasonable period of time to receive additional detailed information about the nature and scope of this investigation.</p> <p>I/We hereby consent for you to process our application through First Advantage Safe Rent to obtain and verify my credit information, including a criminal background check for the purpose of determining whether or not to lease to me an apartment. I/We understand that if our name(s) appear on the register of sex offenders this application will be rejected. I/We understand that should I lease an apartment, you shall have a continuing right to review my credit information, rental application, criminal background, payment history and occupancy history for account review purposes and for improving application methods.</p> <p>I/We hereby agree, in the event of the approval of this application, to execute a lease in accordance with the terms set forth in the rental application. If I/We fail to cancel this application, fail to sign the lease or pay agreed rental, security deposit, or other required charges and fees shown in this rental application within seventy-two (72) hours from the date of this application, the deposit accompanying this application, and any monies subsequently paid, shall be forfeited to the owner as fixed and liquidated damages.</p> <p>Owner and/or agent for the owner reserve the right to reject this application and to refuse possession of the above mentioned accommodations. I/We have read the foregoing and certify the information herein is TRUE and CORRECT, that this application is submitted for the purpose of inducing approval of this application in my/our behalf.</p>		
Applicant Signature		Date Signed
Applicant was (circle one):	Approved	Conditionally Approved Declined
General Manager has reviewed application and all documents provided		
General Manager Signature		Date Reviewed

MULTIPLE DWELLING REPORTING RULE TENANT/APPLICANT INQUIRY

The **New Jersey Law Against Discrimination**, *N.J.S.A. 10:5-1 to -49*, makes it unlawful to discriminate in the sale or rental of housing based on a person's race, creed, color, national origin, ancestry, nationality, affectional or sexual orientation, disability, gender, marital status, familial status (whether you have a child, a parent-child relationship with a minor, or you are pregnant), lawful source of income or rental subsidy used for rental payments.

The **New Jersey Division on Civil Rights** is the State agency that is authorized to enforce the Law Against Discrimination. Under the Division's **Multiple Dwelling Reporting Rules**, *N.J.A.C. 13:10-1.1 to -2.6*, the Division requires landlords to collect and record information about applicants for apartment rentals and tenants in apartment complexes throughout New Jersey. The **Multiple Dwelling Reporting Rule** requires landlords to provide a summary of this information to the Division and to retain the information on this form. **The information is used to prevent and eliminate discrimination in housing.** Your cooperation in filling out this form will assist the Division in enforcing the Law Against Discrimination.

Please note that, although landlords must record certain information about the race and ethnicity of applicants and tenants, it is unlawful to record or ask applicants or tenants about other characteristics such as religion, gender, marital status or affectional or sexual orientation.

If you feel you have been denied housing or treated differently for one of the reasons listed above, you may contact the Division on Civil Rights at (609) 984-3138 for referral to a local Division office for additional information or assistance.

Visit the Division on Civil Rights Web site at: www.NJCivilRights.org



Tenants/applicants: Fold & tear along dotted line and retain top portion for your records

MULTIPLE DWELLING REPORTING RULE TENANT/APPLICANT INQUIRY

If the tenant/applicant chooses not to complete this form, the landlord or the landlord's representative is required to conduct a visual observation of the tenant or applicant and then complete this form as accurately as possible.

This form is not intended to be a part of the rental application process and must be kept separate and apart from rental records.

Tenant Applicant Name: _____

Address: _____

City: _____ State: _____ Zip code: _____ Phone Number: _____

Race/Ethnicity: Please check all that apply to leaseholders (tenants) or applicants.

- Black or African American:** a person having origins in any of the original peoples of Africa
- Hispanic or Latino:** a person of Cuban, Mexican, Puerto Rican, South or Central American or other Spanish origin or culture, or a person having a Spanish surname
- Asian:** a person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent, including Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam
- American Indian or Alaska Native:** a person having origins in any of the original peoples of North or South America
- Native Hawaiian or Other Pacific Islander:** a person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands
- White or Caucasian:** a person having origins in any of the original peoples of Europe, the Middle East, or North Africa

Date: _____ Completed by: Tenant Applicant Landlord

If you have any questions regarding this inquiry please contact the Division on Civil Rights, Multiple Dwelling Unit at 609-984-3138 between the hours of 9:00 to 5:00 Monday through Friday, or e-mail the MDRR unit at DCRMDRR@njcivilrights.org.



TGM Rental Policy Statement

Property Landings at Pine Lake
Address 98 Oak Street - Clubhouse
City State Lindenwold, NJ 08021
Effective Date Thursday, July 5, 2007

Lease Terms Offered	
Initial Lease Terms	6-12 unfurnished, 3 furnished
Deposits	
Security **	Equal to one month's rent
Pet**	
Conditionally Approved**	1.5 month's rent as deposit

Fees	
Application*	\$35 per applicant
Late	10% of unpaid balance
NSF	\$35.00
Pet **	\$25 per pet per month
Short Term **	\$50 premium per month for 6 month lease

Pet Policy	
Type and # of pets accepted	Dogs and/or cats, maximum 2 pets
Pet Restrictions	Restricted (dog) breeds

Occupancy Limitations	
1 Bedroom	2
2 Bedroom	4

Responsible for Utilities	
Gas	Resident Pays up to \$75 property pays remainder
Electric	Resident
Water/Sewage	Property
Trash	Property
Cooking	Property (Gas)
A/C	Resident (Electric)
Heat & Hot Water	See Gas

* Money due at time of application

** Money due at Move in

Resident Qualifications	
Applicant Income	Maximum rent/income ratio allowable is 33% for total applicants' income. Rent/income ratio higher than 33% will automatically be declined. For bank/investment statements total balance must meet or exceed 3 times the total lease rent.
Cosigners	Only accepted when applicant(s) does not meet the income requirements.
Cosigners Income	Maximum rent/income ratio allowable is 33% for cosigner income. Rent/income ratio higher than 33% will automatically be declined.
<i>o A pay stub less than 30 days old o A letter from an employer making a job offer with the salary shown o The TGM Income Verification (OC-F136) completed o A bank/investment statement o Social Security or Disability paperwork documenting monthly payment o Court papers showing alimony or other court ordered income o If self employed, applicants must provide last 2 years Income Tax Returns and current business and personal bank statements o Proof of Subsidy (Where vouchers must be accepted)</i>	
Credit	Per First Advantage SafeRent guidelines, a required scoring level is necessary for approval.
Acceptance Levels	
Approved Score ≥ 210 Conditionally Approved Score = (170-209) Declined ≤ 169	
Criminal	Per TGM CrimSafe Parameters
Additional Requirements	
Landlord/Tenant Records	Landlord/tenant records found on credit report will be automatically declined.
No Social Security #	Applicant must complete the TGM Non US Citizen Application Addendum (OC-F135) and provide required documentation.
Invalid Social Security #	Automatically declined
Non-Sufficient Funds (NSF)	During the application process, fees paid by an applicant that are returned as NSF is declined regardless of scores or prior notification of approval. If two (2) NSF checks are received from a resident within a 12 month period, we will no longer accept personal checks. Payments must be made via cashiers check or money order.

I (we) acknowledge and understand that the criteria listed above must be met in order to qualify for residency at the Landings at Pine Lake. It is also understood that should I (we) fail to meet the criteria my (our) deposit will be refunded in full.

Applicant	Date
Applicant	Date
Applicant	Date
Applicant	Date
Applicant	Date
Applicant	Date
Leasing Consultant	Date