

NORTHLAND STATEMENT OF RENTAL CRITERIA - MASSACHUSETTS

Community Name: The Boulders

Applicant Name: _____

Co-Applicant Name: _____

All applicants will be evaluated on the following basis:

1. All applicants for lease must be at least 18 years of age. Occupancy is without regard to age. However, all occupants at least 18 years of age will be held financially responsible and therefore, must be listed as leaseholders and complete the application process.
2. All applicants for residency must provide proof of a valid Social Security Number or Individual Taxpayer Identification Number.
3. Applicant's monthly income must be 3 times the amount of one month's rent. Applicants who hold jobs that are: commission paid only; base salary plus commission, tips or bonuses; are considered self employed. Those Applicants must provide the previous year's personal income tax return and the previous two months personal bank statements as evidence of sufficient income.
4. Applicants owing another apartment community an outstanding obligation without verifiable justification will be required to pay that debt or provide proof of payment before application will be considered. If Applicant owned a home as previous residency, Applicant must furnish mortgage company references and proof of title ownership or transfer of ownership.
5. It is Applicant's responsibility to provide information necessary to contact previous landlords and employers to verify rental and employment history. Management reserves the right to deny Applicant's application if, after making a good faith effort, is unable to verify Applicant's rental or employment history.
6. The occurrence of one of more of the items listed below will cause rejection. However, an Applicant may then choose to provide a Co-Signer meeting all requirements as Leaseholder, which request will be considered by management:
 - Insufficient or no verifiable income
 - Unsatisfactory credit rating
 - Insufficient or no rental history
7. An Applicant with a felony or misdemeanor conviction or who has received deferred adjudication for crimes involving the actual or potential threat of physical harm to a person, firearms, illegal drugs, theft, destruction of property, or any crime involving a minor or that is sexual in nature, will not be accepted.
8. Providing any false, misleading or incorrect information on the rental application will be sufficient grounds for rejecting the application. Discovery of falsification of application after move-in will be sufficient grounds for immediate termination of the Lease Contract. All information provided by the prospective resident may be reviewed with appropriate state and local government authorities and or consumer credit reporting agencies as permitted by law.
9. Non-discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin is the comprehensive policy of this company.
10. Management shall comply with and enforce any applicable governmental limitations on the number of persons who may reside in a unit or any portion thereof, imposed by statute, code, ordinance or regulation.
11. This community's pet policy is as follows:
\$200.00 non refundable fee per cat Maximun 2 cats. Combined weight of pets must be below 30 pounds. All cats must remain indoors at all times.
12. Water furniture is accepted on the first floor only, with proof of insurance, deposit and written management approval.
13. All applicants understand that upon application approval they are required to obtain and maintain liability insurance protection for Owner with coverage in the amount of one hundred thousand dollars (\$100,000) for damages to owner's and third party's property with provisions covering at least perils of fire, explosion, sewer backup, smoke, and accidental water discharge.

I HAVE READ, UNDERSTAND AND AGREE TO THE RENTAL POLICIES OF THIS COMMUNITY.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

Community Representative Signature: _____ Date: _____

CO-SIGNER APPLICATION

***This Application will only be accepted and considered if it is completely filled out. There are to be no blank spaces or alterations. Write "None" or "Not Applicable" if that is the answer.

Co-signer application for _____
(Name of prospective lessee)

Your relationship to the applicant _____

Your Name _____

Your Social Security Number _____

Date of Birth _____

Your Home Address _____

Employer _____

Employer's Address _____

Employer's Telephone Number _____

Position _____ Length of Employment _____

Yearly Salary \$ _____

Source of Other Income _____

Amount \$ _____

The undersigned warrants and represents that all statements herein are true and grants the owner and Management of The Boulders Apartments permission to verify all information contained herein. Signed under the pains and penalties of perjury.

Signature _____ Date _____

RIDER TO THE LEASE

DATE: _____

I, _____, AM THE PARENT, GUARDIAN, OR ACQUAINTANCE OF _____. IN CONSIDERATION OF THE RENTAL AGREEMENT FOR UNIT # _____, LOCATED AT THE BOULDERS APARTMENT HOMES, AMHERST, MA I HEREBY GUARANTEE:

1. PROMPT AND FULL PAYMENTS.
2. TO SEE ALL TERMS OF THE LEASE CARRIED OUT.
3. PAYMENT FOR DAMAGE DONE TO THE APARTMENT OR TO THE APARTMENT COMMUNITY AS A RESULT OF THE ABOVE NAMED INDIVIDUAL'S ACTIONS OR THE ACTIONS OF THOSE ASSOCIATED WITH THEM.

Notary Seal/Commission

GUARANTOR

ADDRESS: _____

PHONE: _____

Home

Work

Guarantor's Social Security Number

NORTHLAND APPLICATION FOR RENTAL – MASSACHUSETTS

Community Name:		Marital Status: <input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Divorced <input type="checkbox"/> Separated			
Applicant's Name (First, Middle, Last):		Social Security #		Birthdate: / / 19	
Spouse's Name (First, Middle, Last):		Social Security #:		Birthdate: / / 19	
Home Phone: ()	Work Phone: ()	Spouse's Work Phone: ()		Referred By:	
Other Occupants – All occupants over the age of 18 must be listed as leaseholders					
Name:		Social Security #:		Birthdate: / /	
Name:		Social Security #:		Birthdate: / /	
Name:		Social Security #:		Birthdate: / /	
Name:		Social Security #:		Birthdate: / /	
Pet – Type:		Breed:	Color:	Age: yrs. mos.	Weight: lbs. oz.
Rental History for Last 24-months					
Present Address/City/State/Zip:					
Landlord's Name:		Phone #: ()	Monthly Payment: \$	From: / / To: / /	
Previous Address/City/State/Zip:					
Landlord's Name:		Phone #: ()	Monthly Payment: \$	From: / / To: / /	
Employment History for Last 24-months					
Present Employer:			Address/City/State/Zip:		
Supervisor's Name:		Phone #: ()	Monthly Income: \$	From: / / To: / /	
Previous Employer:			Address/City/State/Zip:		
Supervisor's Name/Phone:		Phone #: ()	Monthly Income: \$	From: / / To: / /	
Spouse's Present Employer:			Address/City/State/Zip:		
Supervisor's Name:		Phone #: ()	Monthly Income: \$	From: / / To: / /	
Other Sources of Income:			Monthly Income: \$		
Bank Reference Name – Address/City/State/Zip:			Account #: Phone #: ()		
Credit Card – <input type="checkbox"/> MasterCard <input type="checkbox"/> VISA <input type="checkbox"/> American Express <input type="checkbox"/> Discover <input type="checkbox"/> Other			Account #: Phone #: ()		
Have you ever been convicted of and/or pled "Guilty" or "No Contest" to a felony, regardless of whether or not jail time was served or adjudication was withheld? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:					
Have you or spouse ever been evicted or broken a rental or lease agreement? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:					
Are you currently registered as a sex predator or sexual offender, or charged with (an) offense(s), which may result in your registration as a sexual predator or sexual offender, regardless of a "No Contest" or "Not Guilty" plea? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:					
Emergency Contact:		Phone #:()		Address/City/State/Zip:	
Applicant Description - Height: ft. in.	Weight: lbs.	Eye Color:		State/Driver's License #:	
Spouse Description - Height: ft. in.	Weight: lbs.	Eye Color:		State/Driver's License #:	
Automobiles and Recreational Vehicles – Any recreational vehicles, boats, trucks or motorcycles? <input type="checkbox"/> Yes <input type="checkbox"/> No (Requires written approval of owner)					
Make:	Model:	Year:	Color:	Tag #:	State/Exp. Date:
Make:	Model:	Year:	Color:	Tag #:	State/Exp. Date:
Make:	Model:	Year:	Color:	Tag #:	State/Exp. Date:
I hereby agree that all information provided in this application is true, correct and has not been misrepresented in any way. If I have provided any false information or have misrepresented any of information in this application, I understand that my application will be denied residency. If the misrepresentation or false information is discovered after a rental agreement or lease has been signed, I understand that my tenancy will be terminated. All persons named in this application may freely give any information concerning me and I hereby authorize verification of the above information references, credit report and criminal background check. I hereby waive all rights of action for any consequence resulting from such information. In addition to the foregoing, applicant has paid the sum of \$ as a non-refundable fee for the costs and expenses in checking applicant's credit/background. Apartment Holding Deposit Agreement: Applicant has deposited an "Apartment Holding Deposit" of \$ and a non-refundable Administrative Fee of \$ in consideration for owner's taking the dwelling unit off the market while considering approval of this application. If owner approves applicant and the Lease is entered into, the Apartment Holding Deposit shall be credited to the monthly Lease rental amount. The Apartment Holding Deposit and Administrative Fee will be refunded if applicant is not approved. Keys will be furnished only after all parties have properly executed the Lease and other rental documents and only after applicable rent and security deposits have been paid by certified funds. The application is preliminary and does not obligate the owner or owner's agent to execute a Lease or deliver possession of the proposed premises. Applicant further acknowledges receipt of a sample Lease copy and Fee Disclosure Form.					
EQUAL EMPLOYMENT OPPORTUNITY ACT: The Federal ECOA prohibits discrimination against applicants on the basis of sex or marital status. The Federal Agency, which administers compliance with this law concerning this apartment, is the Federal Trade Commission, 1718 Peachtree St., NW, Rm 1000, Atlanta, GA 30309.					
I HAVE READ AND AGREE TO THE PROVISIONS AS STATED:					
Applicant's Signature:				Date: / /	
Spouse's Signature:				Date: / /	
Northland Representative's Signature:				Date: / /	
FOR OFFICE USE ONLY					
Apt #:	Lease Term: mos.	M/I Date: / /	Rent: \$	Discounts: \$	Recurring Charges: \$