

BARCLAY SQUARE AT PRINCETON FORRESTAL, LLC RENTAL APPLICATION

LEASE TERM: _____ 1 Year _____ 2 Year
 MOVE-IN DATE DESIRED: _____ APT. NO. _____

WHERE DID YOU HEAR ABOUT US? _____ **Primary Email Address** _____

APPLICANT/SPOUSE *(Unmarried Applicants, Please Fill Out Separate Applications)*

NAME(S): _____ SOCIAL SECURITY NO.: _____ DATE OF BIRTH: _____
 _____ - _____ - _____ / ____/____/____
 _____ - _____ - _____ / ____/____/____

The Following Persons Will Also Occupy The Above Apartment: *(Name, Relationship, and Age)*

Please give Phone Numbers where you can be located:
 Day Phone: _____ Night Phone: _____ Cell Phone: _____

RESIDENCE:

Current Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ *(Rent-Own-Other)* Dates: _____ to _____
 Landlord/Mortgage Co.: _____ City: _____ Phone: _____
 Rent/Mortgage Payment: \$ _____ Reason For Leaving: _____
 Previous Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ *(Rent-Own-Other)* Dates: _____ to _____
 Landlord/Mortgage Co.: _____ City: _____ Phone: _____
 Rent/Mortgage Payment: \$ _____ Reason For Leaving: _____

EMPLOYMENT:

Present Employer: _____ Address: _____ City: _____ State: _____
 Income: \$ _____ wk/mo/yr Position: _____ Phone: _____
 Supervisor: _____ Dates: _____ to _____
 Previous Employer: _____ Address: _____ City: _____ State: _____
 Income: \$ _____ wk/mo/yr Position: _____ Phone: _____
 Supervisor: _____ Dates: _____ to _____
 Spouse's Employer: _____ Address: _____ City: _____ State: _____
 Income: \$ _____ wk/mo/yr Position: _____ Phone: _____
 Supervisor: _____ Dates: _____ to _____
 Additional Income: _____ wk/mo/yr Source: _____

Have you ever been evicted from an apartment? YES/NO
 Have you ever been in breach of a rental or mortgage agreement? YES/NO
 Have you ever filed for bankruptcy? YES/NO If yes, when _____
 Do you currently have any negative credit accounts for loans? YES/NO
 Do you pay child support? YES/NO If yes, what is the amount you pay? \$ _____ wk/mo/yr

Initial Initial

BANKING HISTORY:

Bank Name: _____ Address: _____
Make of Auto: _____ Year _____ Driver's License No.: _____
License Plate No.: _____ State: _____ Making Payments To: _____ Monthly Amt.: \$ _____
Nearest Relative (To Be Contacted In Case Of Emergency): _____ How Related? _____
Address: _____ Phone: _____

In the event the rental application is approved, the owner or agent will apply the deposit of \$200.00 toward the first month's rent. If the application is approved, but the undersigned chooses not to and/or does not enter into the lease within two (2) weeks of approval, the deposit will be forfeited as liquidated damages incurred by the owner as a result of not having been able to rent the apartment to another party during this time, unless otherwise agreed to in writing. Upon rejection of the application, the undersigned will be refunded the full holding fee.

APPLICANT(S) certifies and represents that all information on this application is correct; that he/she is not breaking his/her lease, that he/she has paid his/her rent/mortgage payments in a timely fashion; that he/she has received no notices of Lease Termination or Eviction; that he/she has not filed for bankruptcy within the past five (5) years, and is presently financially solvent; and that no adverse credit information is on record. APPLICANT(S) hereby understands that the discovery of any negative rental/mortgage, credit or financial information or providing any false information is reason for denial. A non-refundable charge of \$100.00 will be retained for credit check purposes, \$125.00 for corporate leases).

APPLICANT(S) authorizes LESSOR and/or CAVALIER PROPERTY SERVICES, INC. to verify the accuracy of all statements in this application, and also authorizes all employers, present and previous landlords, and creditors to release all information concerning applicant or applicant's account(s) for the purpose of verifying this application and determining applicant's ability to afford the contractual obligations of the lease. Applicant releases all persons delivering this information from any inadvertent error.

APPLICANT SIGNATURE: _____ DATE: _____
APPLICANT SIGNATURE: _____ DATE: _____

BARCLAY SQUARE AT PRINCETON FORRESTAL, LLC

Application Requirements/Agreement to Lease

APPLICATION FEE: The application fees are \$100.00 per person or \$100.00 per married couple. The application(s) must be signed and filled out completely. This fee is *non-refundable*. You must be eighteen (18) years or older to apply for an apartment. A \$125.00 application fee will be charged for all Corporate Leases.

HOLDING FEE: A \$200.00 holding fee will hold the apartment. After your approval and upon signing your lease, this amount will be applied toward your first month's rent. Should you choose to cancel, this fee is *non-refundable*. If your application is denied, this fee is refundable in full.

**Two
Separate
Checks
Payable To:
Barclay
Square at
Princeton
Forrestal,
LLC**

REQUIREMENTS:

1. Positive credit history.
2. Positive rental history.
3. Clean criminal background check
4. Annual gross salary must be equal to or greater than three and one half (3½) times the annual rent.
5. Employment verification – one month's worth of current pay stubs (or copy of offer of employment letter). If you are self-employed or retired, we will need to see copies of last year's tax return as proof of income, as well as three months of bank statements.
6. Copies of Social Security Card and Driver's License.
7. Any lease that is executed through the mail and not witnessed by the Property Manager or Leasing Manager, must be executed and witnessed in the presence of a Notary Public.

PRIOR TO MOVE IN:

Fees due prior to move in are as follows:

1. **Security Deposit** – Equivalent to one and one half (1½) month's rent. This is due at the time the lease is signed. This must be in the form of a **certified check or money order** made payable to **BARCLAY SQUARE AT PRINCETON FORRESTAL, LLC**.
2. **First Month's Rent** - This is due at the time the lease is signed. In the event the move in date falls after the first of the month, this amount will be pro-rated. If the move in date is on or after the 10th of the month, you will be required to pay the next month's rent in addition to the pro-rate. This must also be a **certified check or money order** made payable to **BARCLAY SQUARE AT PRINCETON FORRESTAL, LLC**.

Security Deposit and First Month's Rent must be paid with Two (2) Separate Certified Checks or Money Orders - 1 check for the Security Deposit; 1 check for the First Month's Rent and any Pro-rated Rent. Application and holding fees do not require certified funds.

3. **Proof of renter's insurance.** Minimum \$300,000 personal liability, \$50,000 personal property.
4. **Proof that electric, gas, and water utilities** are in your name prior to the move in.

APPLICANT SIGNATURE

DATE

APPLICANT SIGNATURE

DATE

BARCLAY SQUARE AT PRINCETON FORRESTAL, LLC

DATE