

RENTAL APPLICATION FOR SUMMIT CHASE APARTMENTS

1 Jane Lacey Drive, Endicott, NY 13760

Tel. 607-754-6769; Fax. 607-786-7660

Application Fee: \$30.00

Today's Date: _____ Time of application: _____ Move-in Date Desired: _____

Size of apartment you are interested in: _____

APPLICANT INFORMATION

Name of Applicant: _____ Phone Number: _____
(best telephone number to reach you)

Applicant Social Security Number: _____

How many people will occupy the Premises: _____

APPLICANT HISTORY

Present Address of Applicant: _____ City: _____ State: _____ Zip Code: _____

Length of Residence: _____ Landlord: _____ Phone Number: _____ Current Rent: \$ _____ / month

Reason for leaving: _____

Previous Address: _____ City: _____ State: _____ Zip Code: _____

EMPLOYMENT REFERENCES

Applicant's Present Employer: _____ Employer's Address: _____

Current Position: _____ How long in this position: _____ How long with this employer: _____

Supervisor's Name: _____ Employer's Number: _____

Gross Monthly Income \$ _____

EMPLOYMENT HISTORY (If employed less than a year in current position, please list previous Employer)

Previous Employer: _____ Previous Employer's Address: _____

Position: _____ How long in that position: _____ Supervisor's name: _____

Phone Number of Previous Employer: _____ Previous Gross Monthly Income \$ _____

PET

Pet (Type): _____ Weight (must be full grown): _____

Approval of Property Manager is required, Pet Policy and Pet Agreement must be signed with lease. Property Manager's Initials: _____

Summit Chase Apartments will not discriminate on the basis of race, color, nationality, gender, family status, religion, sex, or any other characteristics protected by all applicable state and federal discrimination laws.

I warrant that all statements above are true and may be used by the landlord and managing agent in accepting or rejecting my application. By signing this application, I authorize my employer to verify my employment and income. The undersigned acknowledges that if any misrepresentation is made and a lease signed, the misrepresentation is a material breach of the Lease and the Landlord will have the right to terminate the Lease. I hereby consent to have the Landlord request a credit check from any applicable credit rating bureau to determine my creditworthiness.

 Applicant's Signature _____ Date _____

RENTAL CRITERIA

Summit Chase Apartments
1 Jane Lacey Drive, Endicott, NY 13760
Tel. 607-754-6769
Fax. 607-786-7660

- Excellent credit history with excellent credit references.
- Excellent rental history.
- Income verification / history.
- Pay stubs from last two months, or original tax returns for last 2 years signed in blue ink with attached W-2 forms.
- Income verification and indication of applicant's continued prospects for this income.
- Self-employed must present original tax returns for the last 2 years signed in blue ink.
- Rent to income ratio cannot exceed 30%
- Debt to income ratio cannot exceed 60%
- For purposes of financial eligibility pursuant to the minimum financial qualifications for housing, income of joint applicants should only be combined when there exists a marital relationship.

Management will not discriminate on the basis of race, color, nationality, gender, family status, religion, sex, or any other characteristics protected by all applicable state and federal discrimination laws.

Acknowledged and agreed to:

Applicant's Signature _____ Date _____



LANDLORD REFERENCE LETTER

Summit Chase Apartments
1 Jane Lacey Drive, Endicott, NY 13760
Tel. 607-754-6769
Fax. 607-786-7660

Landlord Reference for the Applicant _____

I authorize the release of the requested information about me:

Applicant's signature

Dear Landlord,

Your name has been given to us as a reference for the above named individual. As a present/past Landlord of this person, would you please be so kind as to complete the information below and return it to us at the above address:

Address of premises rented: _____

Length of residence: From _____ To _____

Rent payment history: was always on time with the rent was always late with the rent
 was sometimes late with the rent

Was proper notice given? yes no

Were there problems with housekeeping or complaints from neighbors? yes no
If yes, please explain

Was there damage done to the apartment? yes no
If yes, please explain

Would you recommend this person as a tenant? yes no
Please explain _____

Any additional information about this tenant would be appreciated:

Name of person filling out this form: _____ Title: _____

Your Phone number: _____

Thank you for your attention to this matter and for your cooperation, Summit Chase Apartments.

DEPOSIT FORM

Summit Chase Apartments
1 Jane Lacey Drive, Endicott, NY 13760
Tel. 607-754-6769
Fax. 607-786-7660

Date: _____

Upon leaving the deposit for a Townhome / Apartment, I understand that once I am approved for the Townhome / Apartment and move in, this money becomes part of my security deposit. If my application is denied, I will be refunded the deposit. Anytime upon or after approval, if I decide that I no longer want to rent the Townhome / Apartment, I understand that I forfeit the \$ _____ deposit.

I agree to take possession of the Townhome / Apartment, unit number _____, on or before this Date _____. I understand that I forfeit my deposit if I do not take possession of the Townhome / Apartment on the above possession date.

I fully understand that Summit Chase Apartments has no obligation to hold the Townhome / Apartment after the above possession date.

Applicant's Signature _____ Date _____

PET POLICY FOR SUMMIT CHASE APARTMENTS

Summit Chase Apartments
1 Jane Lacey Drive, Endicott, NY 13760
Tel. 607-754-6769
Fax. 607-786-7660

In order to maintain the high standards people have come to expect and enjoy at our community, every Tenant whether they have a pet or not is required to sign the Pet Policy and Pet Agreement declaring whether they intend to have a pet or not. We welcome you to bring along a pet as long as it meets our criteria.

Tenant agrees to the following conditions below:

1. Only cats and dogs, which weigh less than 25 pounds at their full adult weight, are allowed in the Apartment. No puppies allowed. Dogs must be fully grown and have attained their full adult weight before being accepted to live in the resident's apartment. There are several breeds of dogs that are absolutely prohibited, no matter how docile you may consider your pet. These include, but are not limited to, Rotweilers, Pit bulls, and Dobermans, in either purebred or mixed pedigree.
2. Only one pet is allowed per household. There are no exceptions to this rule.
3. Cats must be de-clawed and neutered and evidence of this must be presented to the property manager.
4. Every pet must be registered with both the Property Manager's office and local authorities. You will be required to sign the Pet Policy and Pet Agreement at the Property Manager's office, show the animal to the Property Manager, and provide evidence of the animal's vaccinations (worms, rabies, etc.) and registration tags. The Property Manager will approve an animal on a case-by-case basis, regardless of breed.
5. There is a one-time, non-refundable pet fee of \$500.00 due when the animal enters your home at any time during your tenancy.
6. Dogs must be leashed and always be with a member of your household at any time outside of your home. You may not tie the dog up to a tree, your car, or any other objects. You are ultimately responsible for your dog or cat's behavior. Aggressive or noisy animals will not be tolerated and you will be asked to remove the animal from the property. It is unfair to your neighbors.
7. You must clean up after your dog and dispose of the "mess" in the trash. This is an unpleasant task to be sure, but it is even more unpleasant when someone steps in the mess. It is unfair and unhealthy to other Tenants to have dog droppings around the property.
8. The Property Manager reserves the right to require you to remove your pet, immediately, without cause and without recourse and without returning your pet fee.

This Pet Policy is part of your lease and must be signed at the time you sign the lease.

Acknowledged and agreed to:

Tenant

Tenant

Date