

ROCKWOOD GARDENS ASSOCIATES – RENTAL APPLICATION

Thank you for choosing to apply for tenancy with Rockwood Gardens Apartments. We know you have many choices and we will do our best to make your selection to live at Rockwood meet or exceed your expectations.

Attached you will find an application for Residency. Please complete the application and sign each page of the application as required. Please return it to our Rental Office along with the required documentation.

We require **two (2) forms of identification (picture ID and Social Security Card)** and **two (2) current pay stubs per applicant**. We require that each adult living in the apartment be listed on the Lease Agreement. Therefore any applicant 18 years of age and over needs to complete an application and provide all required documents.

Applications will not be accepted for processing unless all documentation is complete.

Date needed ___ / ___ / ___ # of bedrooms ___ 1 or ___ 2 Pet? _____ (see restrictions)

Floor Level Preference ___ Top ___ First ___ Ground

Applicant (full name) _____

Social Security # _____ DOB _____

Marital Status _____ Email Address _____

Current Address _____ City _____

State _____ Zip _____ Ph. # _____

Current Landlord _____ Ph. # _____

How long at current address? _____ Rent Amount \$ _____ /mo

Reason for moving _____

Previous Address _____ City _____

State _____ Zip _____ Ph. # _____

Previous Landlord _____ Ph. # _____

Employer _____ Personnel Ph. # _____

Employer's Address _____ Zip _____

Occupation _____ How long? _____

Annual Income from employment \$ _____ Additional Income \$ _____

Describe source of additional income _____

Contact information for additional income _____

Make & Year of Car _____ License Plate # _____

Please list all other people who will reside in the apartment.

Name _____ Relationship _____ DOB _____

Name _____ Relationship _____ DOB _____

Name _____ Relationship _____ DOB _____

****NO PETS ALLOWED**** (except cats with certain restrictions- see agent for details.)

Terms of Application (please sign below)

After your application has been processed, approved, and accepted, you will need to provide a security deposit of (one) 1 months rent in the form of cashiers / certified check or money order made payable to Rockwood Gardens Associates and brought in at the time of lease signing. The first months rent in the form of cashiers / certified check or money order made payable to Rockwood Gardens Associates must be made at the time you pick up your keys.

I understand that in conjunction with my application for residency, Rockwood Gardens Associates and/or Snow Asset Management Inc., may use the services of an outside agency to research and verify the information I have provided on my application for residency including my personal background, character, professional standing, work history and qualifications. I therefore authorize the Rockwood Gardens Associates and/or Snow Asset Management to verify any information provided by me in this residency application and any supplemental attachments, including but not limited to: criminal conviction record, current and former employers, unemployment history, department of motor vehicle records, military records, credit reporting agencies, current and previous landlords, education records, professional and personal references and workers compensation records including and I agree, authorize and consent to the release and disclosure of any and all information including but not limited to the above to the Rockwood Gardens Associates, Snow Asset Management and/or any credit companies.

I further agree, authorize and consent to the Rockwood Gardens Associates and/or Snow Asset Management as managing agent to obtain a consumer report, which may contain information about my credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics, and mode of living. In accordance with the Fair Credit Reporting Act, I will be notified by the Rockwood Gardens Associates and Snow Asset Management if my tenancy is denied because of information obtained from a consumer reporting agency. I further understand that I have been advised that I have a right under Section 606B of the Fair Credit Reporting Act to make a written request within a reasonable amount of time for a copy of the report from the consumer reporting agency having conducted the background investigations.

Title VII of the Civil Right Act of 1968, as amended by the Fair Housing Amendments Act of 1988, prohibits discrimination in the rental of housing based on race, color, religion, sex, handicap, familial status or national origin. The Federal Agency, which administers compliance with the law, is the U.S. Department of Housing Urban Development, Washington, D.C. 20410.

EQUAL OPPORTUNITY CREDIT ACT

The Federal Equal Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of sex or marital status. The Federal agency, which administers compliance with this law concerning company, is the Equal Credit Opportunity, Federal Trade Commission, Washington, D.C. 20410.

By signing this application, I hereby expressly release the Rockwood Gardens Apartments and/or Snow Asset Management and any agent, procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information and understand that my application information may be provided to various local, state and/or federal government agencies, includes without limitation, various law enforcement agencies in connection with my application for tenancy.

This application is subject to the owners and/or agents review, and may be denied by them without designating cause. I understand that this application creates no obligation for Landlord or applicant. If and when this application is made a part of my lease, I understand that the truth of the information contained herein is essential. If the owner or its agent deems any answer or statement herein to be false, or misleading, any lease granted by virtue of this application may be cancelled at their option.

It is understood and agreed that in the event of a lease it will strictly be used as a residence and be occupied by no more than _____ persons.

x Applicant Signature

Date

Should you have any questions, please feel free to contact our Rental Office at 845-692-2939.

Thank you,

Andrew Newcomb
Regional Property Manager
Rockwood Gardens Associates