

Townhouse Gardens Apartments

1 Canyon Ridge Drive Phone:(860)872-2735
Broad Brook, CT 06016 Fax: (860)627-8991
chapmanapartmenthomes@gmail.com

Townhouse Gardens, LLC

Rental Application

Apt. # _____

Today's Date _____

Move-In Date _____

Please fill out the following form completely

Application Fee \$100.00

The information provided is used to qualify prospective tenants and in case of emergencies.

Applicant's Full Name:		Phone:		Social Security Number:	
Driver's License Number:	State:	Email:		Date of Birth:	
Current Street Address:		Town/City:		State:	Zip Code:
Landlord/Management Company:		Landlord Phone Number:		Length of Residency:	Rent Amount:
Current Employer:	Occupation:		Length of Employment:		Monthly Income:
Street:	Town/City:	State:	Zip Code:		Work Phone:
Second Applicant's Full Name:		Phone:		Social Security Number:	
Driver's License Number:	State:	Email:		Date of Birth:	
Current Street Address:		Town/City:		State:	Zip Code:
Landlord/Management Company:		Landlord Phone Number:		Length of Residency:	Rent Amount:
Current Employer:	Occupation:		Length of Employment:		Monthly Income:
Street:	Town/City:	State:	Zip Code:		Work Phone:

In The Event of an Emergency Please Contact:

Name:		Address:	
Contact Phone:	Email:	Relationship:	

Revised 11/2015

Agent: _____

Rental Application

If you have a prior address in one or more of the states listed below enter them in the space provided.

California	Massachusetts	Wyoming
Delaware	Nevada	
Louisiana	West Virginia	

Street Address:	Town/City:	State:	Zip Code:

Street Address:	Town/City:	State:	Zip Code:

Street Address:	Town/City:	State:	Zip Code:

Rental Application Terms

The contents of this application are true to the best of the applicant(s) knowledge. The applicant(s) understands that falsifications found in this application shall lead to disqualification.

It is understood that I(we) am(are) submitting to the Landlord an application fee of \$100.00. In the event I(we) do not qualify for the apartment, \$50.00 of the application fee will be returned while the other half will be retained by the Landlord as a processing fee. If I(we) decide not to rent after a particular apartment has been held, it is understood that the full \$100.00 deposit will be retained by the Landlord. It is also understood that if I(we) do sign a lease, the \$100.00 will be deducted from the first month's rent.

It is understood that I(we) acquire no rights to the apartment until:

1. The Landlord has verified the contents of this application including incomes, credit references, prior rental and arrest histories.
2. The application has been approved and notification given.
3. There is a signed lease and the security deposit has been paid as set forth by the Landlord.

Release:

I(We) hereby apply for the apartment listed in this Application. With my(our) signature(s), I(we) authorize and request all credit reporting agencies, employers, landlords, and personal references to release any pertinent information regarding me(us). A photocopy of this should be as valid as the original. I(We) understand that the credit report will be done through the facilities of: RentGrow, Inc. 275 Wyman Street, Suite 14 Waltham, MA 02451.

Signature of Applicant #1

Date

Signature of Applicant #2

Date

Statement of Rental Policy

- Equal Housing:** Non-discrimination on the basis of race, color, sex, national origin, familial status and/or source of income in accordance with the 1988 Fair Housing Amendment, effective 3/12/89.
- Availability:** All apartment rentals are based on availability in the form of vacancies and/or apartments for which tenants have given notice to vacate that are not under depositor otherwise re-rented. Apartment availability cannot be guaranteed until a given unit is vacated by the current tenant(s).
- Pets:** No pets allowed, with the exception of fish in 10 gallon or less aquarium. \$500 Pet Violation Fee per pet per day will apply to any pet, including visiting pet, inside apartment home.
- Income:** Monthly rent shall not exceed 28% of gross monthly income. Income must be verified as part of the application process. Allowances from scholarships, study subsidiaries and/or inconsistent income such as alimony, commissions or tips will require written verification. One half of liquid savings and investments may be counted toward annual income. Any assets must be in accounts within the United States.
- Rental Applications:** To be completed by every person over the age of 18 regardless of who appears on the lease. The application fee is \$100 per application. If the application(s) is approved; the full application fee will be applied towards the first month's rent. If a given application(s) is denied, half of the application fee will be returned. If the applicant decides not to rent after a particular apartment has been held, the application fee is forfeited.
- Qualifications:** Townhouse Gardens, LLC will run a complete credit and criminal background check on each applicant(s) and any other occupant. Applicants must have satisfactory credit ratings with no significant patterns of late-payments and/or reports of bankruptcies, foreclosures, in the last five years. Also, there must be no outstanding collection items, current delinquent accounts or unpaid charge-offs. Only **One** unpaid charge-off up to the amount of \$1,000.00 is allowed. Documentation must be provided in the event of a charge-off, paid or unpaid.
- Present and prior rental history will be researched. Rental history must be favorable, without any reports of evictions, lease breakage, late payments, NSF checks or complaints or damages.
- Applicant must have verifiable income and must meet income guidelines.
- Applicants should have no reports of convicted felonies, violent misdemeanors, misdemeanor A or arrest for misconduct or assault.
- All applicants must be at least 18 years old and have a United States Social Security Number.
- Occupancy:** No more than two (2) residents per bedroom. All lessees are equally responsible for the rent.
- Cars:** Each apartment is allowed parking for **Two** cars only.
- Other:** Cooking with curry or curry and oil is **not** permitted. **Surround Sound Systems** are **not** permitted. Unit transfers are **not** permitted. You agree to, at time of lease signing, that the unit meets your needs and specifications. If a tenant(s) breaks their lease before the initial 12-month lease term is completed, there is a \$1,000 Lease Breaking Fee.
- Insurance:** **Proof of Renter's Insurance is required at lease signing.**
- Security Deposit:** The security deposit is one months' rent plus \$100.00 required at lease signing.
- Rental Payment:** Monthly rent is due on the 1st of each month. A \$60.00 Late Fee will apply for any rent received after the 10th. Any check returned due to non-sufficient funds will be assessed a \$35.00 NSF Fee. No personal checks accepted after the 10th. **Initial** _____

<i>TOWNHOUSE GARDENS</i>	<i>Minimum Annual Income</i>
<i>1 Bd Flat - \$650/\$660</i>	<i>\$27,850/\$28,285</i>
<i>1 Bd Townhouse - \$725/\$735</i>	<i>\$31,070/31,500</i>
<i>NORTHGATE</i>	
<i>1 Bd Flat - \$895</i>	<i>\$38,350</i>
<i>w/ new cabinets - \$930</i>	<i>\$39,850</i>
<i>2 Bd Flat - \$1,100/ \$1,110</i>	<i>\$47,140/\$47,570</i>
<i>w/ new cabinets - \$1,135/\$1,145</i>	<i>\$48,640/\$49,070</i>
<i>2 Bd Townhouse - \$1,115</i>	<i>\$47,785</i>
<i>w/ new cabinets - \$1,150/\$1,250</i>	<i>\$49,285/ \$53,571</i>
<i>SOUTHGATE</i>	
<i>1 Bd Flat - \$835 & up</i>	<i>\$35,785</i>
<i>2 Bd Townhouse - \$940/\$945</i>	<i>\$40,285/\$40,500</i>
<i>NORWEGIAN WOOD</i>	
<i>1 Bd Traditional - \$815/\$910</i>	<i>\$35,100/\$39,000</i>
<i>w/ new cabinets - \$850/\$945</i>	<i>\$36,428/\$40,500</i>
<i>2 Bd Deluxe - \$965/\$1,085</i>	<i>\$41,400/\$46,500</i>
<i>w/ new cabinets - \$1,000/\$1,120</i>	<i>\$42,857/\$48,000</i>
<i>2 Bd Traditional - \$990/\$1,095</i>	<i>\$42,400/\$46,900</i>
<i>w/ new cabinets - \$1,025/\$1,130</i>	<i>\$43,928/\$48,428</i>
<i>2 Bd Deluxe w/Loft - \$1,235/\$1,350</i>	<i>\$52,900/\$57,800</i>
<i>w/ new cabinets - \$1,270/\$1,385</i>	<i>\$54,428/\$59,357</i>

**Monthly rent shall not exceed 28% of gross monthly income.*

Initial _____

Townhouse Gardens, LLC

1 Canyon Ridge Drive, Broad Brook, CT 06016 Phone: (860) 872-2735 Fax: (860) 627-8991

Employment Verification

Name of Applicant:

Applicant Signature:

Date:

The above person has applied for an apartment at Townhouse Gardens, LLC. You are listed as a present or previous employer. Please complete this form and return to us as soon as possible. It may be faxed to us at 860-627-8991.

This form authorizes all references to furnish information requested.

This portion to be completed by **Employer Only:**

Applicant Employed: From: _____ To: _____

Monthly Income: \$ _____

Any Overtime? Yes No

Remarks or Comments:

Signature of Employer

Printed Name of Employer

Company Name

Title

Phone

Date

Townhouse Gardens, LLC

1 Canyon Ridge Drive, Broad Brook, CT 06016 Phone: (860) 872-2735 Fax: (860) 627-8991

Rental History Verification

I give permission to Townhouse Gardens, LLC to obtain the following information from my past and/or present landlord(s).

Applicant

Apartment Community

Applicant's Signature

Address/Unit #

Landlord Name

Date

_____/_____
Landlord Phone/ Fax Number

This portion to be completed by Landlord Only:

The above person has recently applied for housing at Townhouse Gardens Apartments located at 9 Strawberry Road, Ellington, CT. In order to assist us in the approval process, we would appreciate you answering the following questions and returning the completed form to the fax number 860-627-8991 as soon as possible.

1. Lease Period: _____ / _____
2. In a current lease: Yes or No
3. Breaking lease: _____
4. Rent Amount: \$ _____
5. Did the resident pay on time? _____, if not, how many times late? _____
6. Did the resident have any checks returned due to insufficient funds? _____
7. Were there complaints ever registered against this resident? _____
8. Does the resident have any pets? _____
9. Has the resident ever been subject to disciplinary or legal action? _____
10. Have eviction proceedings ever been started on this resident? _____
11. Has tenant given proper notice to vacate? _____
10. Would you rent to this resident again? _____

Comments: _____

Landlord Signature

Title

Date

Printed Name

Phone Number

Best Time To Call