



SIMRAH GARDENS RENTAL APPLICATION

Rental Property Address:
 307 Central Street, Hudson, MA, 01749 Apartment # _____ Garage space(s) _____

Lease: From _____ **To** _____

| <u>Tenant Financial Obligation Prior to Occupancy</u> | | <u>CONTACT CHECKLIST</u> |
|---|-----------------|--|
| Base Rent / month: | \$ _____ | Credit Report Determination: |
| Other (specify): | \$ _____ | [] Yes [] No |
| Monthly pet: | \$ _____ | Income Verified (pay stub, employer, etc.) |
| Cleaning fee: (non-refundable) | \$ _____ | [] Yes [] No |
| Application Fee: (non-refundable) | \$ _____ | |
| Security Deposit: | \$ _____ | |
| TOTAL due at move in: | \$ _____ | |
| | | |

DESIRED DATE OF MOVE-IN: _____ / _____ / 20____

DESIRED LEASE TERM: (check one): [] 12 months [] 6 months [] Other (Specify): _____

UNIT TYPE: [] 1 BR [] 2 BR [] 3 BR [] Other (Specify): _____

APPLICANT INFORMATION:

Name (full legal name): _____
 Social Security Number: _____ - _____ - _____
 Home Phone: _____ Work Phone: _____ Cell phone: _____
 Driver's License / ID Number: _____ State: _____

NAME OF OCCUPANTS AND RELATIONSHIP TO APPLICANT:

Name: _____ Relationship: _____
 Name: _____ Relationship: _____
 Name: _____ Relationship: _____

APPLICANT / OCCUPANT VEHICLE(S):

Make: _____ Model: _____ Year: _____ Tag#: _____
 Make: _____ Model: _____ Year: _____ Tag#: _____

EMPLOYMENT HISTORY:

Current Employer:
 Name: _____ Address: _____
 Phone: _____ Supervisor: _____
 Length of Employment: Begin _____ Still employed? (check one) ___ yes ___ no

INCOME:

TOTAL GROSS MONTHLY INCOME: \$ _____

RESIDENCE HISTORY:

Current Address:
 _____ City: _____ State: _____ Zip code _____
 Dates of residency: From _____ To _____
 Reason for leaving: _____
 Landlord/Manager: _____ Landlord/Manager's Phone: _____
Previous Address:
 _____ City: _____ State: _____ Zip code _____
 Dates of residency: From _____ to _____
 Reason for leaving: _____
 Landlord/Manager: _____ Landlord/Manager's Phone: _____

FINANCIAL INFORMATION:

Bank and Financial Accounts
 Checking:
 Institution Name _____ Branch _____

MISCELLANEOUS: (check appropriate answer)

Do you have pets? yes no If so, describe _____

NOTE: There may be additional fees and/or deposits required for pets housed on premises.

In addition, specific rules and regulations regarding pets may apply.

Do you plan to have water filled furniture on the rental property? yes no If yes, detail below.

Have you ever been evicted? yes no If yes, explain below.

Have you ever been convicted of a felony? yes no If yes, explain below.

Have you ever filed for bankruptcy? yes no If yes, explain below.

Explanation:

APPLICANT EMERGENCY CONTACT INFORMATION:

Contact in Emergency (Name): _____ Relationship: _____

Emergency Contact Address: _____ Phone: _____

Pursuant to Massachusetts law, Simrah Gardens LLC does not discriminate on the basis of sex, sexual orientation, race, religious creed, color, national origin, age(except if a minor), ancestry or marital status.

I hereby certify and affirm that all information provided above is true and correct. I fully understand that my lease or rental agreement may be terminated if I have made any false, misleading or incomplete statement(s) in this application. I hereby authorize verification of all information provided in this application, including financial and credit information, via credit bureaus and/or contact with current and previous employers, current and previous landlords and personal references.

*I understand that, subject to applicable law, all deposits and fees given with this application are subject to forfeiture upon cancellation of this application, except that the Security Deposit is to be refunded if said application is not accepted by the Owner. Neither the Owner nor the Management is responsible for the loss of personal belongings caused by fire, theft, smoke, water or other wise, unless caused by their negligence.

APPLICANT SIGNATURE

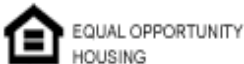
DATE

INITIAL IF OVER 18 YEARS OF AGE _____

MANAGEMENT REPRESENTATIVE

DATE

Special Notice for Tenants with Disabilities. As required by applicable law, Simrah Gardens contains the requisite number of Group 2 Units, which are dwelling units that provide full accessibility without need for further modification to tenants with disabilities. In the event that a tenant requires an accessible unit at the commencement of or during tenant's tenancy, tenant shall provide substantiation to Owner demonstrating the need for an accessible space due to the specific functional needs of an occupant with a disability, upon receipt of which Owner shall ensure reasonable accommodations for such tenant by transfer of tenant to a Group 2 Unit, if available, or implement reasonable modifications to tenant's apartment home to meet the needs of an occupant with a disability. Should Owner implement reasonable modifications to tenant's apartment home, Owner shall make changes including, but not limited to, lowering of the mounting height of the thermostat, replacement of door hardware with lever handles, and replacement of the pentagon-shape shower stall in any master bathrooms with a square-shape shower stall with a minimum, nominal dimension of 36 inches by 36 inches. Tenants are encouraged to contact Owner for additional details regarding modification of units for persons with disabilities.





SIMRAH GARDENS

A Hillside Community

TENANCY SCREENING POLICIES

The following is a current statement of Simrah Garden’s rental qualifying and screening criteria policies. **Please review these policies carefully.** These policies are subject to change. Should you have any specific questions about our policies, please contact a member of the on-site management company.

By submitting an application for tenancy at Simrah Gardens, I (We), the Applicant(s), hereby consent(s) to the following requirements as the basis of consideration for tenancy:

1. **Credit Report:** Applicant consents to the processing of a credit report on Applicant by a credit reporting agency. Applicant understands that a satisfactory credit score is a requirement for tenancy.
2. **Criminal History Report:** Applicant consents to the processing of a criminal history report on Applicant by a criminal record reporting agency. Applicant understands that a criminal history may constitute grounds for denial.
3. **Income Requirements:** Applicant understands that Applicant’s total annual household income is at least **three (3)** times the annual rent. Applicant further agrees to provide proof of such income by submitting Applicant’s most recent pay stub or a copy of Applicant’s most recent tax return or a bank statement showing direct deposit from Applicant’s employer. If Applicant is scheduled to start with a new employer, then Applicant agrees to provide future employment and salary information in writing, and understands that the start-date for the new employment must be within thirty-five (35) days of the projected move-in date.
4. **Prior Rental History:** Applicant agrees to provide resident history for the two (2) years prior to the date of application. In the event that Applicant is unable to provide less than two (2) years of resident history, Applicant agrees to make a full month's rent deposit by certified funds. Applicant further understands that an eviction of Applicant within seven (7) years prior to the date of application, or unpaid rent or unpaid damages owed to a previous landlord, shall be grounds for denial.
5. **Citizenship Requirements:** If Applicant is not a citizen of the United States, then Applicant agrees to provide the INS document(s) granting Applicant the right to reside in the United States. If Applicant presents Form I-94, then Applicant will also present his/her original passport and visa. Student Applicants agree to provide an I-20 verifying both proof of enrollment and the student’s status. Simrah Gardens reserves the right to make copies for its records of any of the Applicant's INS documents, visa, or passport.
6. **Misrepresentation:** Applicant understands that any inaccurate, falsified, or otherwise incomplete information provided to Simrah Gardens or its agents shall be grounds for denial.

| | | | |
|------------------------------|-------------|------------------------------|-------------|
| Applicant's Signature | Date | Applicant's Signature | Date |
| _____ | _____ | _____ | _____ |

| | |
|--|-------------|
| Owner or Agent on behalf of Owner | Date |
| _____ | _____ |

In compliance with State and Federal Fair Housing Guidelines, Simrah Gardens LLC does not discriminate on the basis of race, color, religion, sex, handicap, familial status or national origin.
Form 002 Copyright © 2005 • Zain Realty & Management, Inc. • All rights reserved. Revised: Aug 2005

