

RENTAL POLICY

A deposit of 1/2 of one month's rent is required to hold an apartment until the occupancy date. ***Please note that all adults (18 and older) who will be residing in the apartment must sign the Two Month Modified Tenancy-At-Will Agreement.** The deposit will be applied to the 1st month's rent payment. In the event that you choose not to move in, the deposit may be forfeited if the apartment you choose cannot be rented on the occupancy date agreed upon.

MANDATORY Requirements in order for the Application to be processed:

- Application filled out *completely* by **at least one Adult Applicant.**
- Current State or Government issued **Photo Identification** required for **ALL/EACH Adult Applicant(s)**
- Minimum of a 720-credit score is required for **at least one Adult Applicant(s) *NO EXCEPTION***
- **EACH** Applicant must provide a copy of his/her FICO credit score from within the last 7 days from Transunion, Equifax or Experian (this must be submitted within 24 hours of submitting the application).
- **EACH** applicant must meet the "minimum" GROSS monthly income listed below. (Amount prior to tax deductions).
- One check is required: **half months' rent deposit check, regardless of the occupancy date**

A check or money order, **made payable to J & C Management LP** in the amount of the balance of the 1st month's rent; security deposit and the lock change fee are due and payable on the 1st day of rental (move in date). **The lock change fee is a one-time non-refundable fee.** The balance must be paid in order to receive the keys. There will be a \$50.00 fee per each returned check. Cash is not accepted.

Lock Change Fee: Studio -\$100.00 1 Bedroom - \$100.00 2 Bedroom: \$125.00

Two Month Modified Tenancy-At-Will Agreement: Rental period shall commence on the 1st day of each month and end Two Full Months from that day, regardless of the move in date. Tenancy may be terminated by written notice given by either party to the other, on or before the 1st day of any rental period and shall be effective through the last day of the second month.

PETS: Maximum of two cats allowed for each apartment with a \$50.00 charge per month for each cat.

OCCUPANCY: Only two people allowed per bedroom

MOTORCYCLES & Motorbikes are not allowed on the premises.

RENTER'S INSURANCE: A copy of your policy is required on or prior to the move in/occupancy date.

I hereby make application to rent an apartment and certify that this information is correct, and I am eighteen years of age or older by initialing here _____. I authorize you to contact any employment, rental and credit references I have listed. I understand that J & C Management LP will be requesting and receiving a background report and a credit report. All applicants are screened by Check Point Screening. **(This may take up to 7 business days)**. If adverse information is received, the application will not be accepted and I will receive the half months' rent deposit back.

Prices Subject to Change

LOCATION	APARTMENT Type/Size	Monthly Rent	Deposit Amount	Minimum GROSS Monthly Income
BLDG 1	Studio	\$1,360.00	\$680.00	\$4,857.14 or greater
BLDG 2-9	Studio	\$1,395.00	\$697.50	\$ 4,982.14 or greater
BLDG 1	One Bedroom	\$1,586.00	\$793.00	\$5,664.29 or greater
BLDG 2-9	One Bedroom	\$1,586.00	\$793.00	\$5,664.29 or greater
BLDG 2-9	One Bedroom w/ Balcony	\$1,660.00	\$830.00	\$5,928.57 or greater
BLDG 1	Two Bedroom	\$1,756.00	\$878.00	\$6,271.43 or greater
BLDG 2-9	Two Bedroom	\$1,782.00	\$891.00	\$6,364.29 or greater
BLDG 2-9	Two Bedroom w/ Balcony	\$1,850.00	\$925.00	\$6,607.14 or greater
BLDG 2-9	Two Bedroom w/Dble Balcony	\$1,885.00	\$942.50	\$6,732.14 or greater

RENT INCLUDES: Bldg. 1, Only - Heat, Hot Water, & Balcony ~ Bldgs. 2-9- Heat, Hot Water, & Gas for Cooking
Resident is responsible for Electricity and Cable and/or Internet Services.

Applicant's Signature _____ Date: _____

Applicant's Signature _____ Date: _____

NOTICE: By signing this application, you declare that all of your responses are true and complete and authorize the owner to verify this information. Any false statement on this application can lead to rejection of your application or immediate termination of your Two Month Modified Tenancy-At-Will.

J & C Management LP
PARLMONT PARK BLDG. #10
NORTH BILLERICA, MASSACHUSETTS 01862
PHONE: (978) 667-0751 FAX: (978) 663-7597
EMAIL: RECEPTION@JANDCMANAGEMENT.COM

Date: _____ Type of Apt. _____ Monthly Rent Amount: _____ Move in Date: _____ Total # of Occupants _____

At Least ONE ADULT must complete the application form, provide required documentation and qualify via Check Point Background check. All Adults over the age of 18 must sign the Two Month Modified Tenancy-At-Will Agreement assuming responsibility.

APPLICANT (1) PERSONAL INFORMATION

APPLICANT's Name _____ Phone: (_____) _____ Soc. Sec. # _____
Address: Street _____ City _____ State _____ Zip _____
Driver's license # _____ State _____ Email: _____

RESIDENT HISTORY

Present Landlord: _____ Phone (_____) _____ How Long? _____
I currently *OWN* / *RENT*. Reason for Moving? _____

EMPLOYMENT INFORMATION

Employer: _____ Current Position _____ How Long? _____ Work Phone (_____) _____
Employer's Address: _____ City _____ State _____ **Gross** Monthly Income \$ _____
For employment verification, contact _____ Phone (_____) _____
Other Source of Income: _____ Amount: _____ Per _____

APPLICANT (2) PERSONAL INFORMATION

APPLICANT's Name _____ Phone: (_____) _____ Soc. Sec. # _____
Address: Street _____ City _____ State _____ Zip _____
Driver's license # _____ State _____ Email: _____

RESIDENT HISTORY

Present Landlord: _____ Phone (_____) _____ How Long? _____
I currently *OWN* / *RENT*. Reason for Moving? _____

EMPLOYMENT INFORMATION

Employer: _____ Current Position _____ How Long? _____ Work Phone (_____) _____
Employer's Address: _____ City _____ State _____ **Gross** Monthly Income \$ _____
For employment verification, contact _____ Phone (_____) _____
Other Source of Income: _____ Amount: _____ Per _____

*PLEASE NOTE: Any other person(s) (not listed on this application form) staying in an apartment longer than 2 weeks (14 days) will be considered a RESIDENT not a VISITOR (unless otherwise noted at the office) and will be required to sign the Modified Tenancy-At-Will Agreement, accepting responsibility and accountability according to the Agreement.