

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

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

All Adults Living in the Apartment must be listed on the Agreement and Complete the Application Form

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 _____ Home 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 _____

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 who will be residing in the apartment must apply and sign our 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 you have chosen. If any checks are returned to us from the bank you will be responsible for paying a \$50.00 fee per returned check.

Requirements for the Application Process to be completed:

- Application filled out *completely* by **ALL/EACH Adult Applicant(s)**
- Current State or Government issued **Photo Identification** required for **ALL/EACH Adult Applicant(s)**
- Social Security Number **FOR ALL/EACH Adult Applicant(s)**
- Minimum of a 720-credit score is required for **ALL/EACH Adult Applicant(s)** ***NO EXCEPTIONS***– All Applicants must provide a Credit Report showing 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).
- All applicants must meet the "minimum" GROSS monthly income listed below. (Amount prior to tax deductions).
- One check is required: **half months' rent deposit check**
- An applicant cannot hold an apartment without ALL the above listed information

A check or money order 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. The lock change fee is a **one-time non-refundable fee. Cash cannot be accepted.** Rent is due on or before the 1st day of each month.

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. 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 on the last day of that rental period.

OCCUPANCY: Only two people allowed per bedroom

MOTORCYCLES: Motorcycles & Motorbikes are not allowed on the premises.

PETS: No pets are allowed.

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.

<u>APARTMENT TYPE</u>	<u>PRICE PER MONTH</u> <u>(subject to change)</u>	<u>MINIMUM "GROSS"</u> <u>MONTHLY INCOME</u>
Bldg. 1 Studio	\$1,094.00	\$3,906.00 or greater
Bldgs. 2-9 Studio	\$1,125.00	\$4,015.00 or greater
Bldg. 1 One Bedroom	\$1,332.00	\$4,758.00 or greater
Bldgs. 2-9 One Bedroom	\$1,332.00	\$4,758.00 or greater
Bldgs. 2-9 One Bedroom w/Balcony	\$1,394.00	\$4,978.00 or greater
Bldg. 1 Two Bedroom	\$1,506.00	\$5,376.00 or greater
Bldgs. 2-9 Two Bedroom	\$1,530.00	\$5,462.00 or greater
Bldgs. 2-9 Two Bedroom w/Balcony	\$1,593.00	\$5,687.00 or greater
Bldgs. 2-9 Two Bedroom w/Double Balcony	\$1,624.00	\$5,799.00 or greater

RENT INCLUDES: Bldg. 1, Only - Heat, Hot Water, & Balcony ~ Bldgs. 2-9- Heat, Hot Water, & Gas for Cooking

How did you hear about us? _____

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.