

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

Date: \_\_\_\_\_ Type of Apt. \_\_\_\_\_ Desired Move In Date: \_\_\_\_\_

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**PRIMARY APPLICANT'S PERSONAL INFORMATION**

**APPLICANT**'s Name \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_ Soc. Sec. # \_\_\_\_\_  
Address: Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_ Zip \_\_\_\_\_  
Driver's license # \_\_\_\_\_ State \_\_\_\_\_

**RESIDENT HISTORY**

Present Landlord: \_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_\_ How Long? \_\_\_\_\_  
I currently *OWN*/*RENT*. Reason Moving? \_\_\_\_\_  
Do you have pets? \_\_\_\_\_ If yes, What type? \_\_\_\_\_

**EMPLOYMENT INFORMATION**

Employer: \_\_\_\_\_ How Long? \_\_\_\_\_ Work Phone (\_\_\_\_) \_\_\_\_\_  
Employer's Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Monthly Income \_\_\_\_\_  
For employment verification, contact \_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_\_  
Other Source of Income: \_\_\_\_\_ Amount: \_\_\_\_\_ Per \_\_\_\_\_

**SECONDARY APPLICANT'S INFORMATION**

**CO-APPLICANT**'s Name \_\_\_\_\_ Home Phone: (\_\_\_\_) \_\_\_\_\_ Soc. Sec. # \_\_\_\_\_  
Address: Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Driver's license # \_\_\_\_\_ State \_\_\_\_\_

**RESIDENT HISTORY**

Present Landlord: \_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_\_ How Long? \_\_\_\_\_  
I currently *OWN*/*RENT*. Reason Moving? \_\_\_\_\_  
Do you have pets? \_\_\_\_\_ If yes, What type? \_\_\_\_\_

**EMPLOYMENT INFORMATION**

Employer: \_\_\_\_\_ How Long? \_\_\_\_\_ Work Phone (\_\_\_\_) \_\_\_\_\_  
Employer's Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Monthly Income \_\_\_\_\_  
For employment verification, contact \_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_\_  
Other Source of Income: \_\_\_\_\_ Amount: \_\_\_\_\_ Per \_\_\_\_\_

**RENTAL POLICY**

A deposit of 1/2 of the 1st month's rent is required to hold an apartment until the occupancy date (unless Rental Specials applies, we reserve the right to change without notice). Also required is an application fee of \$25 per person to be listed on the Modified Tenancy-At-Will. **\*Please note that all adults who will be residing in the apartment must apply and sign our Modified Tenancy-At-Will Agreement.** The application fee should be paid by a separate check payable to J & C Management. Both the deposit and the application fee will be applied to the 1st month's rent payment. In the event that you do not move in, the application fee will be forfeited, and 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.

A check or money order in the amount of the balance of the 1st month's rent, security deposit and a \$50 key deposit are due and payable on the 1st day of rental. **Cash cannot be accepted.** Rent is due in advance on or before the 1st day of each month.

**Sixty (60) Day Modified Tenancy-At-Will Agreement: Rental period shall commence on the 1<sup>st</sup> day of each month and end sixty (60) days from that day on the last day. Tenancy may be terminated by written notice given by either party to the other, on or before the 1<sup>st</sup> day of any rental period, and shall be effective on the last day of that rental period.**

For all Modified Tenancy-At-Will which terminate sooner than 12 months after the move-in date, an **Administrative Fee** will be charged in accordance with the terms of the Modified Tenancy-At-Will.

**Only two people allowed per bedroom**

**PETS: One (1) cat shall be permitted in the residence. Pet deposit & pet rent required.**

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

I hereby make application to lease an apartment and certify that this information is correct, and I am eighteen years of age or older, and that I fully understand that I may be charged an Administrative Fee if I wish to terminate sooner than a Twelve (12) month period in accordance with the Modified Agreement by initialing here \_\_\_\_\_. I authorize you to contact any employment, rental and credit references I have listed. I understand that J & C Management will be requesting and receiving a credit report. All applicants are screened by the Real Page Screening Model. If adverse information is received, the applicant will receive the deposit back. The application fee will be used for processing the application.

| <u>APARTMENT TYPE</u> | <u>PRICES (SUBJECT TO CHANGE)</u> |
|-----------------------|-----------------------------------|
| Studio, Bldg. 1       | \$ 850.00                         |
| Studio                | 875.00                            |
| One Bedroom           | 1030.00                           |
| With Balcony          | 1080.00                           |
| Two Bedroom, Bldg. 1  | 1165.00                           |
| Bldgs. 2-9            | 1185.00                           |
| With Balcony          | 1235.00                           |
| With Double Balcony   | 1260.00                           |

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

How did you hear about us? \_\_\_\_\_

Applicant's Signature \_\_\_\_\_

Co-Applicant's Signature \_\_\_\_\_

**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 Modified Tenancy-At-Will.**