

RENTAL APPLICATION

Landlord: **B&B Lounge, LLC represented by Vitaliy Bobkov**
1187 route 23A, Catskill, NY 12414, tel. 518-678-9643, fax 518-730-0369

This Application is made to rent unit: _____ on following terms: **annual lease, paid monthly**
Desired date of occupancy: ____/____/20____. Desired length of occupancy: _____
Reason for moving: _____

APPLICANT INFORMATION

No. of occupants: _____

Names (All Tenants): _____

Yours DOB ____/____/____ SS # ____ - ____ - _____ DL # _____

Spouse (Roommate) DOB ____/____/____ SS # ____ - ____ - _____ DL# _____

Children (list names): _____

Vehicle Model: _____ Year: _____ Plate # _____

SOURCES OF INCOME:

Wages/tips \$ _____ Gov't assistance \$ _____

Child support/Alimony \$ _____ Other (specify) \$ _____

PRESENT ADDRESS: _____

How long at present address: _____ Home Phone No.: (____) _____

Landlord's Name: _____ Landlord Phone No.: (____) _____

Current rent payment: _____ Utilities Included? Yes _____ No _____

CURRENT EMPLOYER:

Employer: _____ Annual Income: _____

Position: _____ How long: _____

Supervisor: _____ Business Phone: (____) _____

PRIOR EMPLOYER:

Employer: _____ Annual Income: _____

Position: _____ How long: _____

Supervisor: _____ Business Phone: (____) _____

SPOUSE'S (ROOMMATE'S) CURRENT EMPLOYER:

Employer: _____ Annual Income: _____

Position: _____ How long: _____

Supervisor: _____ Business Phone: (____) _____

NEAREST RELATIVE NOT LIVING WITH YOU:

Name: _____ Relationship: _____

Address: _____ Home Phone No.: (____) _____

BANK REFERENCES:

Bank: _____ Account type: Checking Saving

Have you ever been evicted from any rental premises? Yes ____ No ____ If yes, please explain: _____

Have you ever been convicted of a felony? Yes ____ No ____ If yes, please explain: _____

PETS: Type/Breed: _____

I represent that the information provided is true and correct. B&B Lounge employees are authorized to verify references and employment information given in this Application and to request a credit check.

Applicant's Signature

Date

LEASE AGREEMENT between Vitaliy Bobkov and

Unit address: **5207 route 32, # _____, Catskill, NY, 12414**

1. Lease from ____/____/____ to ____/____/_____.
2. Rent is payable in advance on the **first day of each and every month** in the amount of \$_____ for the period of this lease. Rent amount is subject to change after expiration of the lease. 30 days' notice will be provided to the Tenant in case of any lease condition changes.
3. A **late penalty of \$50** applies for unpaid rent after **5 days grace** period. **\$35 fee** will be applied for bounced checks.
4. Deposit in the amount of \$_____ is required to insure compliance with the terms of this agreement and as security. This deposit will be returned upon Tenant's vacating, after inspection of premises, when apartment is left in undamaged, clean rentable condition, such to be determined by the Landlord in his sole discretion. Tenant is required to give **30 days notice** upon vacating premises. Apartments must be vacated on agreed or Court ordered date in order to avoid extra charges in the amount of 1 month rent or determined by Landlord based on specific time delay and circumstances.
5. **\$20 key deposit** is required, and is refundable upon key returns. Must provide deposit receipt and non-damaged original keys.
6. **Pool use** is an optional service. See pay schedule for seasonal fees. Tenants with outstanding rental balances are NOT allowed to use pool premises. No guests are allowed to use pool without obtaining pool passes. No pets are allowed in the pool area.
7. **Pets** are allowed only with Landlord written permission in selected units. Surcharge **\$50** per month per pet will apply unless specified otherwise. Tenant is responsible for cleaning after pets inside and outside, keeping apartment flees free.
8. Tenant is responsible for keeping occupied premises and surrounding in clean, safe condition. Failure to maintain premises, littering, and failure to comply with safety instructions can result in rent increase and/or eviction.
9. Landlord is providing bugs free apartment upon moving in. It is Tenant's responsibility to maintain apartment in sanitary conditions, prevent infestations and treat if needed. If infestation is reported after 2 month of residency, it is solely Tenant's responsibility to cover cost of extermination. Tenants with pets are solely responsible for flea treatments.
10. Utilities are paid by (T/L): Heat____, HW____, Electric____, Garbage ____, Water/Sewer____, Cable _____
11. **Additional persons** staying at the premises except those on this lease are not permitted except as agreed by the Landlord in writing and will result in an additional rent charge **\$50** per extra person. Tenant shall provide Landlord with names of all other occupants within 30 days of the date they moved in and request new lease when changes in household are being made.
12. Landlord, his agent's, employees, or associates shall have the right to enter and inspect premises at all reasonable times, with advanced notice, and in times convenient to Tenant. **Refusal** to schedule inspections can result in eviction.
13. Tenants are not allowed to change locks without Landlord Authorization. Landlord must have **keys copies** for emergencies.
14. **No smoking** is allowed inside apartments. **No drugs** use, excessive alcohol use, excessive noises are permitted.
15. The Landlord shall not be liable for any loss, injury or damage to any person or any property unless it is due to Landlord's negligence or misconduct. It is recommended that Tenant shall obtain **tenants' insurance**.
16. Landlord may **stop service** of the plumbing, heating, or electrical systems due to accident, emergency, repairs till work is completed. If unable to supply any service because of labor trouble, government order, lack of fuel supply, or other cause not controlled by Landlord, Landlord is excused from supplying that service. Service shall resume when Landlord is able to supply it.
17. In the event that any personal property is left at the premises after the termination of this agreement by its terms, by notice, or by any other legal means, then such property is to be considered **abandoned** and may be disposed of by Landlord at his sole discretion. Neither tenant nor any reputed owners shall have any recourse for the disposal of abandoned property.
18. Tenants are solely responsible for the **removal of snow and ice** from the apartment's immediate outside areas including all stairs, walkways, and parking areas occupied by the Tenant. Tenants agree to hold Landlord harmless for any damages or injuries to Tenant or any other person or property during the term of this lease, which are caused by or allege to be caused by build up of ice or snow or any inadequate or improper removal. Landlord is responsible for main roads and walkways plowing only.
19. Violation of any rule or regulation including, but not limited to those attached hereto and made a part of this lease, or any term or condition of this lease shall be sufficient cause for **eviction** from said premises. Tenant agrees to pay all costs of any eviction or enforcement of any term of this agreement.
20. Tenant has inspected the apartment and building and states they are in good order and repair, that apartment comply to the building code and health regulations to best of his knowledge and take it "as is".

Applicant's Name

Signature

Date

Vitaliy Bobkov

Signature

Date