

Rental Application Instructions

Striker Property Management

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Dear Applicant,

Thank you for your interest in renting this property. Every person over the age of 18 who wants to live in this rental must complete an application. If you are applying as a group, it is preferred that all applications are returned together. If they can't be returned together, you must specify on the application the other parties that are also applying in your group. No application is processed until all applications are received.

Attached please find:

- **Rental Policies:** which explains our rental terms and the qualities we are looking for in a tenant, and our pledge to keep your personal information safe (you do not have to return this)
- **Rental Application Form:** a form which highlights applicant's personal background and rental history.
- **Applicant's Legal Status in the United States Form:** a form which shows legal status to reside in the United States.
- **Consent to Contact References and Perform Credit Check Form:** a form that gives us explicit permission to call references and pull a credit report.
- **Cosigner Agreement Form:** a form which is used if some other party is taking responsibility for rental for the leases. Not, cosigners must fill out an application as well as the person who will live in the unit.

You'll find it useful to have these items on hand before beginning this application:

- **Applicants who are currently tenants:** names and the names addresses and contact information of two prior landlords
- **First-time renters:** names and contact information of teachers, dormitory resident assistants, employers and/or rent cosigners
- **Applicants who are employees:** names and contact information for current employer, plus proof of income (pay stubs to prove income for past two years).
- **Unemployed persons, including students:** names of persons who will support you, or information on sources of support, or
- **Self-employed persons:** the last two years' worth of tax returns.

We will do our best to complete the evaluation process in a timely manner. We will contact references and order a credit report for the best candidates. We will return any credit check fee we have collected if we do not order a credit report (but we will not refund the fee if we order a report but do not offer you the rental). If you find that a particular question does not apply to you, be sure to write "n/a" in the space, so we know you did not skip this item. In order to allow us to begin evaluating your application, please sign and return the documents the following address:

Rental Policies

Meeting basic rental terms: Applicants must be able to meet our basic rental terms, which include the rent and security deposit, the tenancy start date, and the maximum number of residents for this rental.

We follow fair housing laws: We will fully comply with the federal fair housing laws and will not discriminate on the basis of race, color, national origin, familial status (including age), disability, or sex. We will also follow any state and local laws that forbid additional types of discrimination.

Complete and truthful applications from all adults: We require a separate application from every adult who will live in the rental. We will reject applications that contain information that we cannot verify or that are incomplete (if a particular item does not apply to you, be sure to write "n/a" on the line so we know that you did not skip it). We will reject applications that list false information, and will terminate the tenancy of anyone who has made a materially false statement on the application that we discover after accepting the applicant.

Additional occupants: Only those who have submitted a Rental Application and any listed minor dependents may live in the rental. Any proposed additional residents (other than minor children) must go through our application process. Assuming the addition of another resident will not result in overcrowding, we will evaluate proposed additional residents as we do any applicant.

Occupancy policy: In order to prevent overcrowding, we will determine the maximum number of residents who may live in a rental, in keeping with our state's health and sanitation codes and taking into consideration any limiting factors inherent in the building or property.

Applicants' identification: We will need a current photo ID from each adult applicant, such as a driver's license, passport, or military or state identification card. We will need a Social Security number or Individual/Taxpayer's ID number (ITIN) in order to run a credit check. We will handle this information with care and destroy it when it's no longer needed.

We contact references and credit sources and run a credit check. We will speak with current and prior landlords, current employers, and run a credit check on all applicants who advance to that stage of our application-screening process. Applicants who are first-time renters, or who are self-employed, may supply alternate types of references (see the instructions to our Rental Application). We will conduct the screening ourselves or hire an independent tenant-screening firm. If you have placed a "freeze" on your credit file, it is your responsibility to lift the freeze to enable us to order your credit report. We strongly urge you to access your credit report (you may get a free report once a year) and check for and correct any inaccuracies, before applying for this rental. Each applicant for whom we run a credit check must pay for this check, in advance.

Financial responsibility. We rent to applicants who have a history of financial responsibility. Our primary means of evaluating an applicant's financial history is the credit report. If you have a history of delinquent payments or accounts, unpaid debts, or charge-offs (in which a retailer gives up on collection attempts), we may deny your

application.

Rental history. We rent to applicants who have a history of being good tenants, which includes paying rent on time, being considerate of rental property and neighbors, and leaving rental property in good shape when vacating. We require satisfactory references from at least two prior landlords or the equivalent from first-time renters (such as recommendations from teachers, school transcripts, or letters from neighbors).

Criminal history. We will ask applicants to list any criminal convictions. We will strive to rent to applicants who demonstrate a history of honest, nonviolent behavior, and will not, to the best of our ability, rent to anyone whom we reasonably conclude poses a current, direct threat to persons or property.

Minimum income. The combined gross monthly income (before deductions) from all applicants ages 18 and over must be three times the monthly rent. We will verify each applicant's income by asking for pay stubs or tax returns for self-employed applicants. Students or others without an income must supply an acceptable cosigner.

Cosigners or guarantors. If the gross monthly income of an applicant is not three times the monthly rent, we may, at our option, require a guarantor who lives within the state. The guarantor must submit a separate Rental Application and authorize us to use the screening tools we use for any applicant who intends to live here. We will deduct the guarantor's own housing costs from his or her gross monthly income before we consider the income's sufficiency

Holding deposit. If your application is accepted, we will ask you for a holding deposit equal to $\frac{1}{2}$ the 1st month's rent which we will apply in full to the first month's rent when you move in. If you fail to move in after orally accepting our offer or signing a lease or rental agreement, the deposit will be applied to any damages, including lost rent and costs of re-renting, that we may suffer.

Criminal background check. We will check available databases, including Megan's Law databases, to determine whether applicants have been convicted of a crime. We may hire a criminal-background- screening firm to perform this search. This screening will be done subject to restrictions on available data. We do not guarantee that the screening will reflect all criminal history or an applicant's current criminal status. We require your written consent for this check. More information will be provided to you upon request.

Tenant-screening firm. We may contract with a tenant-screening firm, which may report on your credit history, character, reputation, personal characteristics, and personal history (including evictions and criminal convictions). This check may involve any state's Megan's Law database. We require your written consent for this check. More information will be provided to you upon request.

Pets. We allow the following pets under the following conditions: **Not on the insurance list** If your pet causes a serious disruption or damages the property, your tenancy may be terminated.

Residential use only. This rental is for residential use only, subject to any state or local laws that apply.

Legal status in the United States. We will ask every applicant for proof that they are legally in the United States, which may be supplied by showing us a current passport, birth certificate, or valid documentation from the United States Citizenship and Immigration Services. We will not rent to people who cannot supply such proof.

Our Selection Process

We will review applications in the order in which we receive them. We will date- and time-stamp each application and begin the review process as soon as possible. We will also note when we have completed our review process.

We will evaluate your application as soon as we can. Usually, the evaluation process takes a few days. We will offer the rental to the most-qualified applicant, and if applicants are equally qualified, we will make an offer to the applicant whose application was received first. We will send written or email notifications to applicants whom we cannot accept.