

Rental Application

Hoyt Towers 50-54 Sussex Avenue, Newark, NJ 07103

**Requirements for each Applicant/ Co-Applicant*

Completed and Signed Lease Application

Application Fee: \$32.95

**Upon receiving your completed application/required documents,
you will receive an invitation via email from
HFY Real Estate Group/**Tenant Background Search***

OR

*You can request an invitation, to apply for Credit/Background
Check first, prior to submitting below documents*

Required Documentation:

Applicant's Driver's License/ Governmental ID

4 Most Recent Paystubs/ Proof of Income

Most Recent W-2 Forms and Tax Return

3 Months Bank Statements

Please submit your required documents to us via email at

HFYREALESTATEGROUP@GMAIL.COM



Prices and Availability

STUDIO w/ 1 Bath	\$1,800- \$2,200	SQ.FT. 418-597
STUDIO w/ 1 Bath & Private Terrace	\$1,900-2,400	SQ.FT. 450-556
ONE Bdrm. w/ 1 Bath	\$1,900-\$2,500	SQ.FT. 539-764
ONE Bdrm. w/ 1 Bath & Private Terrace	\$2,100- \$2,900	SQ. FT. 540-722
TWO Bdrm. w/ 2 Bath	\$2,700-\$3,300	SQ.FT. 839-1100
TWO Bdrm. w/ 2 Bath & Private Terrace	\$2,900-\$3,300	SQ. FT. 839-1051

Lease Requirements: ONE YEAR Security Deposit: ONE MONTH

All Apartment Homes Include:

GE Stainless Steel Kitchen Appliances/ Granite Countertops
Full Size In-Home Washer & Dryer/ Air Conditioning
Italian Porcelain Floors/ Marble Bath/Shower Walls
Ample Closet Space/ Floor to Ceiling Windows/ Sleek Modern Finishes

Amenities Include: \$450 Annual Fee (1st year WAIVED)

Concierge Desk and Package Room/ 24 Hours Surveillance
Fully Equipped Gym / Residents Lounge & Game Room
Comprehensive Working Spaces/ Elevated Outdoor areas w/ Fireplace

Parking: Garage Spaces are limited \$280 Monthly

**First Come, First Serve*

Pet Policy: \$200 Deposit/\$25 Monthly Rent per pet (1st year WAIVED)

Renters Insurance Required!

Applicant

First Name: _____ Last Name: _____

Email Address: _____

Co-Applicant

First Name: _____ Last Name: _____

Email Address: _____

**Must be a different email address than applicants'*

Unit Preference

Apartment Number: _____ **(if known)*

Preferred Floor: _____ **(Floors 2-15)*

Preferred Apartment Description: *Number of Bds/ Size Etc.

Open Houses/ Showings

Have you yet Toured the Location? Yes / No

If No, would you like to schedule a Tour? Yes/ No

Did you speak/work with an HFY Associate?

HFY Associate Name:





NEW JERSEY REALTORS® STANDARD FORM OF LEASE APPLICATION

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LEGAL NAME OF APPLICANT			DATE OF APPLICATION
PRESENT ADDRESS			HOME PHONE NUMBER
DATE OF BIRTH	OCCUPATION		YEARLY INCOME
EMPLOYER		EMPLOYER ADDRESS	
LENGTH OF EMPLOYMENT	EMPLOYMENT VERIFICATION DEPT. NO.	PRESENT LANDLORD	LANDLORD BUS. PHONE NO.
PRESENT RENT	HOW LONG A TENANT	LEASE EXPIRATION DATE	IN CASE OF EMERGENCY NOTIFY (NAME AND PHONE NO.)
LEGAL NAME OF CO-APPLICANT			
PRESENT ADDRESS			
DATE OF BIRTH	OCCUPATION		YEARLY INCOME
EMPLOYER		EMPLOYER ADDRESS	
LENGTH OF EMPLOYMENT	EMPLOYMENT VERIFICATION DEPT. NO.	PRESENT LANDLORD	LANDLORD BUS. PHONE NO.
PRESENT RENT	HOW LONG A TENANT	LEASE EXPIRATION DATE	IN CASE OF EMERGENCY NOTIFY (NAME AND PHONE NO.)
APPLICANTS INTEND TO USE THE LEASED PREMISES AS FOLLOWS:			
AUTO LIC. PLATE - APPLICANT		AUTO LIC. PLATE - CO-APPLICANT	
ANY PETS? <input type="checkbox"/> YES <input type="checkbox"/> NO	IF YES, WHAT KIND	HOW MANY	SIZE

APPLICANT'S REFERENCES (OTHER THAN RELATIVES)

NAME	ADDRESS	PHONE NO.
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CO-APPLICANT'S REFERENCES (OTHER THAN RELATIVES)

NAME	ADDRESS	PHONE NO.
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BANK REFERENCES - APPLICANT	BANK REFERENCES - CO-APPLICANT
CHECKING (NAME OF BANK & ACCOUNT NO.)	CHECKING (NAME OF BANK & ACCOUNT NO.)
SAVINGS (NAME OF BANK & ACCOUNT NO.)	SAVINGS (NAME OF BANK & ACCOUNT NO.)
OTHER (CREDIT CARDS)	OTHER (CREDIT CARDS)

WILL APPLICANT'S EMPLOYER BE RESPONSIBLE FOR PAYMENT OF RENT? ☐ YES ☐ NO

PROPERTY FOR WHICH THIS IS AN APPLICATION	
ADDRESS 50-54 SUSSEX AVENUE, NEWARK, NJ 07103	
LANDLORD TONA Construction and Management	PHONE NUMBER
ADDITIONAL INFORMATION	

Landlord acknowledges receipt of this Lease Application on _____, 20____. The Landlord reserves the right to accept or reject the application.

Brokerage fee to be paid by: ☒ LANDLORD ☐ TENANT

Rental Application Fee: By signing this Lease Application, applicant(s) agree to pay \$_____.

Security Deposit Due By: _____

Lease Deposit in the Amount of: \$_____

Applicants for tenancy for a Condominium/Co-operative unit generally must be provided with the following statement as provided by New Jersey law:

THIS BUILDING IS BEING CONVERTED TO OR IS A CONDOMINIUM OR CO-OPERATIVE. YOUR TENANCY CAN BE TERMINATED UPON 60 DAYS NOTICE IF YOUR APARTMENT IS SOLD TO A BUYER WHO SEEKS TO PERSONALLY OCCUPY IT. IF YOU MOVE OUT AS A RESULT OF RECEIVING SUCH A NOTICE, AND THE LANDLORD ARBITRARILY FAILS TO COMPLETE THE SALE, THE LANDLORD SHALL BE LIABLE FOR TREBLE DAMAGES AND COURT COSTS.

I/We hereby warrant that all representations set forth above are true. To verify the above statements,
I/We direct persons named in this application to give any requested information concerning me/us.
I/We hereby waive all rights of action for consequences as a result of such information.
I/We hereby authorize and grant permission to the below named real estate firm to do a credit check and will pay \$_____ for cost of process. The attached Information Release Form should be for such credit inquiries.
I/We hereby authorize the below named real estate firm to provide the information obtained from such credit bureau to the landlord.
I/We acknowledge receipt of the Consumer Information Statement on New Jersey Real Estate Relationships.

114 It is understood that Tenant Applicant(s) cannot take possession of rental until application is investigated and accepted
115 by the Landlord, the first month's rent and full security deposit is paid, and a Lease Agreement has been entered into between
116 the Landlord and Tenant(s).
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122 APPLICANT

CO-APPLICANT

123 HFY Real Estate Group

124 Brokerage Firm

Agent

125 569 MLK Blvd. Suite B06, Newark, NJ 07102

Cell: 973-573-8150 Office: 866-774-0670

126 Address

Phone Number



NEW JERSEY REALTORS® STANDARD FORM OF
INFORMATION RELEASE FOR LEASE/RENTAL

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I/We hereby give permission to HFY Real Estate Group to make
(Name of Brokerage Firm)
whatever credit inquiries it/they deem(s) necessary in connection with my/our application for a lease or rental
of 50-54 SUSSEX AVENUE, NEWARK, NJ 07103
(Address of Property)

from TONA Construction and Management
(Landlord)

I/We authorize and instruct any person or consumer reporting agency to compile and furnish to
HFY Real Estate Group
(Name of Brokerage Firm)

and to TONA Construction and Management any information it may have or obtain in
response to such credit inquiries and agree that same shall remain your property, whether or not the rental or lease is granted.

I/We authorize release of information to HFY Real Estate Group
and to TONA Construction and Management or their designees by my
employer, bank, accountant, credit lender, creditors, and other sources to verify the accuracy of documents and credit
information the landlord used in deciding whether to accept my/our lease application. A photocopy or facsimile transmission
of this form, with my/our signature is sufficient authorization.

NAME _____ signature _____

NAME _____ signature _____

DATE _____





Office Location: 569 Martin Luther King Blvd. Newark, NJ 07102

Office Telephone: 866-774-0670

Fax: 866-800-9788

Broker: Tanita Evans

Cell/Text: 973-573-8150