



**MLS # 73229467 - Active**  
**Residential Rental - Condominium**

**1001 Marina Drive - Unit 505**  
**Quincy, MA: Marina Bay, 02171**  
**Norfolk County**

Rent: **\$3,995**

Unit Level: **5**  
 Grade School: **Squantum**  
 Middle School: **Middle**  
 High School: **North Quincy**  
 Outdoor Space Available: **Yes - Common**  
 Handicap Access/Features: **No**  
 Directions: **from the North, Rte. 3 S. to exit 12, follow signs to Marina Bay or use Google Maps.**

Total Rooms: **5**  
 Bedrooms: **2**  
 Bathrooms: **2f 0h**  
 Main Bath: **Yes**  
 Fireplaces: **0**

**Marina Point Condominium, Marina Bay's Luxury residences. Enjoy this amazing view from every floor to ceiling window & your private covered balcony overlooking the Boston skyline & Marina Bay's full-service marina, JFK Library, UMass College and Marina Point's beautiful landscaped grounds w/water fountain. This lovely home boasts approx.1,452s/f. Expansive living room & dining area, 2 bedrooms, 2 full baths. The primary bdrm features ensuite bath, large whirlpool tub w/2 shower heads, double under mount sinks, crema' marfil marble vanity top, walls & floor. Washer & dryer in unit. 24 hr. Concierge, 2 garage parking spaces #258 & #259, storage bin #274 in door S-13 included. Walk out your back door & stroll the famous Marina Bay boardwalk where you can experience delicious restaurant choices & exciting nightlife! 24 hour concierge service. Next day dry cleaning service avail. Complimentary shuttle service to the N.Quincy "T"station 6:00AM-11:00PM (M-F) & Seasonal water Shuttle to Boston**

### Property Information

Approx. Living Area Total: **1,452** Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Field Card**

Approx. Above Grade: **1,452** Approx. Below Grade:

Approx. Lot Size: **0 SqFt**

Living Area Disclosures: **No move-in' or move-out on Sunday or Holidays, See Marina Point Resident Handbook Rules & Reg's**

Heating: **Electric, Heat Pump, Individual, Unit Control**

Air Cond: **Yes**

Parking Spaces: **0 Off-Street, Guest, Paved Driveway**

Garage Spaces: **2 Under, Garage Door Opener, Storage, Deeded**

Disclosures: **Tenant pays utilities, cable, internet. Included in the monthly rent are two garage parking spaces #258 & #259 + Storage door S-13 bin# 274, water & sewer.**

### Rental Information

For Sale: **No**

First Mon Rent Reqd: **Yes**

Last Mon Rent Reqd: **Yes**

Association: **Yes**

Security Deposit Reqd: **Yes/\$2,800**

Lease Terms: **1year+**

Date Available: **7/1/2024**

Rent Terms: **Lease**

Term of Rental (months): **12**

Date Avail.Note:

List Bkge. Fee Req. from Tenant: **No**

Insurance Reqd: **Yes**

References Reqd: **Yes**

Smoking Allowed: **No**

Pets Allowed: **No**

Cooperating Compensation: **see remark**

### Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|------|-------|------|----------|
|------|-------|------|----------|

#### Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Conservation Area, Highway Access, House of Worship, Marina, Public School, T-Station, University, Other (See Remarks)**

Association Pool: **No**

Association Security Features: **TV Monitor, Concierge**

Beach - Miles to: **3/10 to 1/2 Mile**

Exterior Features: **Covered Patio/Deck, Professional Landscaping**

Interior Bldg Feat: **Cable TV Available, Elevator, Single Living Level**

Rent Fee Includes: **Hot Water, Water, Sewerage Disposal, Refuse Removal, Snow Removal, Grounds Maintenance, Extra Storage, Occupancy Only, Parking**

Waterfront: **Yes Bay, Walk to, Marina, Public, Other (See Remarks)**

Water View: **Yes Bay, Harbor, Marina, Ocean, Public, Walk to, Other (See Remarks)**

#### Other Property Info

Adult Community: **No**

Lead Paint: **Unknown**

Disclosure Declaration:

**Yes**

Elevator: **Yes**

Facing Direction: **North**

Furnished: **No**

Laundry Features: **In Unit**

Pin #:

UFFI:

Year Built: **1988** Source:

**Public Record**

Year Built Description:

**Approximate**

Year Round: **Yes**

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**EXAMPLE Guide and Explanation to apply for this Rental  
100 Marina Drive Unit 115  
Quincy, MA 02171**

1. The Real Estate fee is one month rent \$3,995.000 for 1001 Marina Drive Unit 505 and is split 50% / 50% between Lessee and Lessor.

**Landlord to pay \$1,997.50 and Tenant to pay \$1,997.50 = \$3,995.00**

2. If you wish to apply for this rental, please a check in the amount of one-month rent, payable to Marina Bay Properties, LLC to start the process.

3. Please submit to Colleen Russo Marina Bay Properties, LLC;

a). Photo copy of drivers license(s) for each applicant

b). the last 3 months pay stubs for proof of employment, or if retired, proof of income.

c).. Completed W-9 form(s) which the landlord will take to the bank to open the account that will hold your security deposit.

d). Complete the references form provided, and include your email(s) and cell phone number(s) for the file. Thank you.

e). I will generate the Rental Beast credit application with your email and the landlord's email.

You will **pay Rental Beast \$49.00** online when you fill out the application paperwork. Once the landlord views, I will be notified of acceptance or denial.

**Summary of funds required from Applicant/Lessee;**

First month rent: \$3,995.00

Last month rent: \$3,995.00

Security Deposit: \$3,995.00

**Real Estate Fee: \$3,995.00** \*\*\* The real estate fee is one month rent **split 50%/50%**,

**Landlord to pay \$1,997.50 and Tenant to pay \$1,997.50**

Total funds due from tenant: \$13,982.50

Plus Tenant pays Utilities

4. Once your application through Rental Beast and references are approved by the Landlord, the lease will be prepared and either a time to meet and sign in person will be scheduled, or the lease will emailed to all parties for their electronic signatures through DotLoop.

5. If electronic signature is scheduled through DotLoop, Prior to lease signing, Tenant will overnight mail a check with the balance of funds due at lease signing payable directly to Landlord or direct deposit in Landlord(s) bank account as instructed before lease is signed.

Please call Colleen A.B. Russo, Broker MARINA BAY PROPERTIES, LLC with any questions (617) 842-8065 Thank you very much,

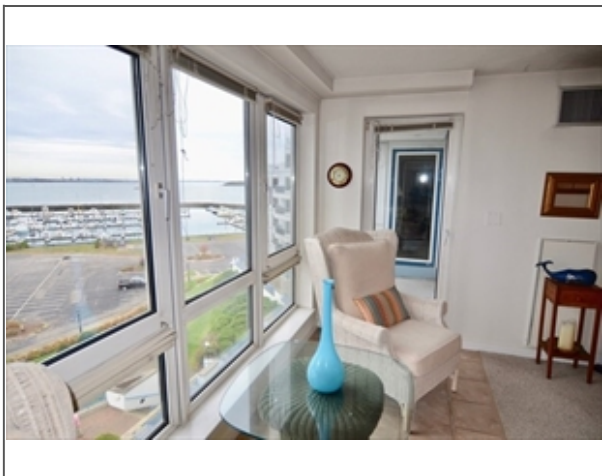
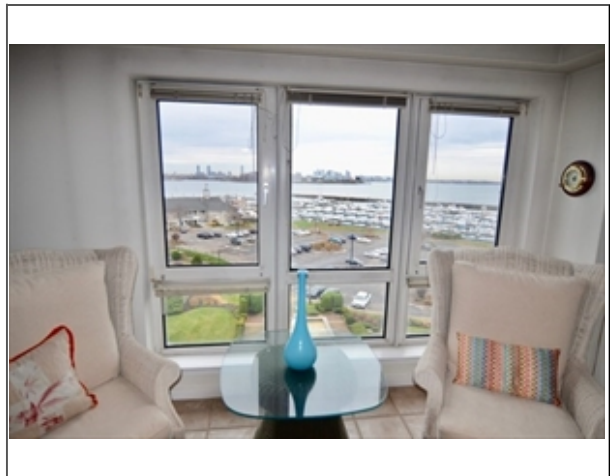
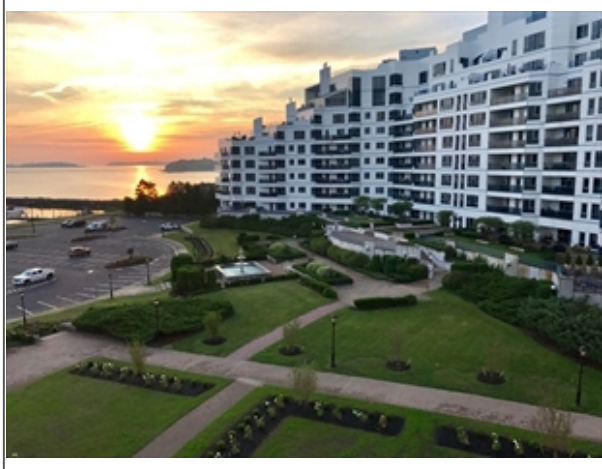
By submitting this application, applicant understands and agrees that (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (ii) Landlord or Manager or Agent may receive more than one application for the Premises and, will select the best qualified applicant; (iii) Applicant will provide a copy of the applicant's drivers license or other acceptable identification upon request.

Applicant represents the information provided by applicant to be true and complete and hereby authorizes Landlord or Manager or Agent to: (i) verify the information provided; (ii) obtain a credit report on applicant and (iii) obtain an "investigative Consumer Report" (ICR) on and about applicant.

An ICR may include, but not limit

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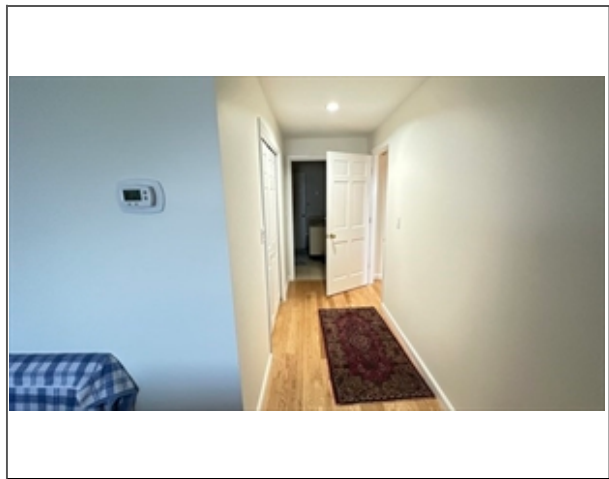
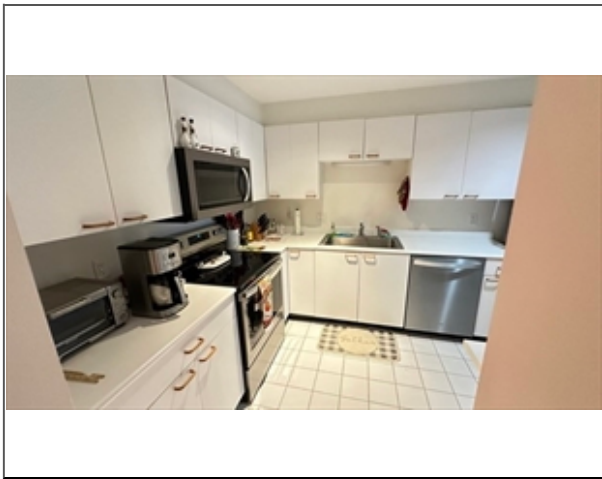


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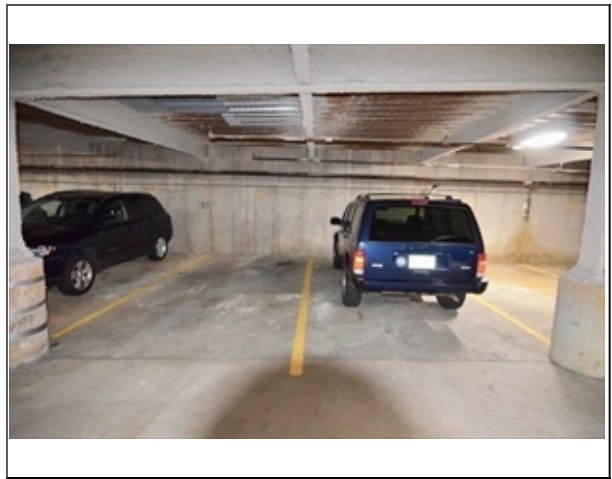
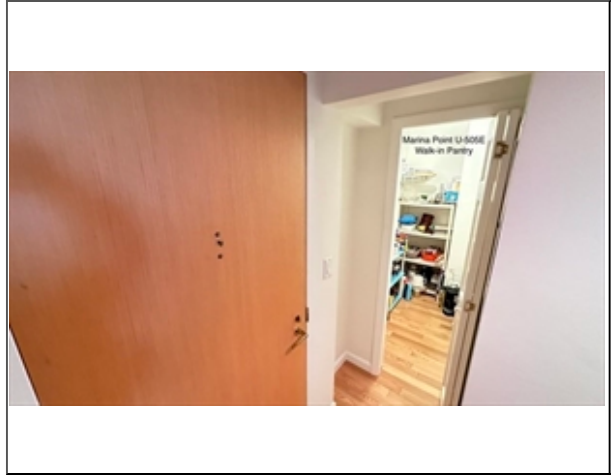
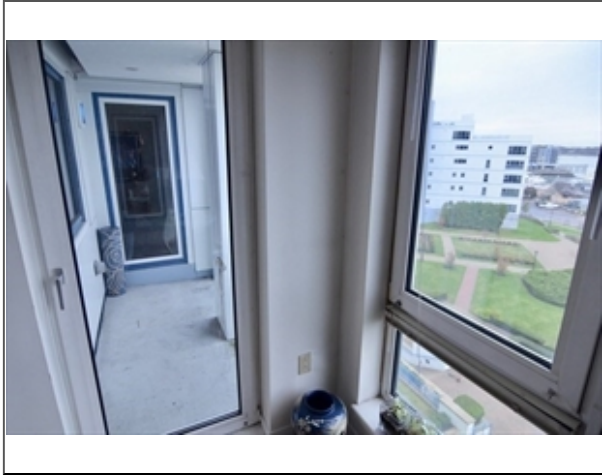


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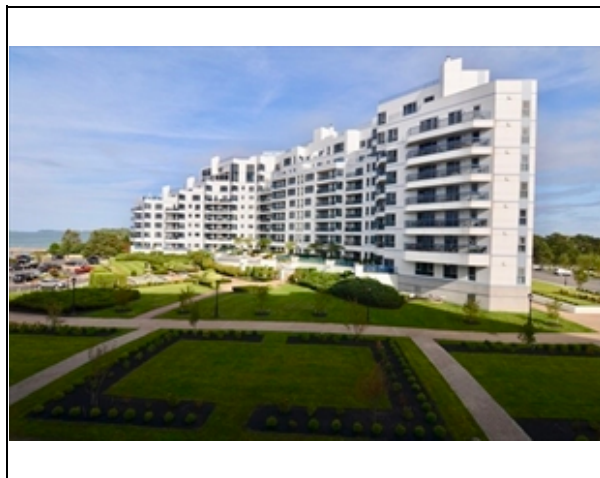
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PROSPECTIVE TENANT INFORMATION FORM

[Please complete a separate Application for each adult occupant other than a spouse.]

IDENTIFICATION/LANDLORD REFERENCES

Name, Social Security No., Driver's License No., Home Phone, State, Current Home Address, Work Phone, Animals/Pets, Landlord/Agent Name, Phone, Prior Address, How long?, Landlord/Agent Name, City/State/Zip, Prior Landlord's Phone, Name of Spouse, Check if 18+ Years, Social Security No., Spouse Driver's License No., State, Names Of Other Occupants, Soc.Sec. No., Age, Vehicle: Make, Year, Model, Color, License No., State

EMPLOYMENT / INCOME INFORMATION

Employer's Name (Indicate if self employed and d/b/a), Business Address, Phone, Nature Of Business, Length of Employment, Position/ Title (or occupation if self-employed), Supervisor's Name, Monthly Gross Income, Prior Employer's Name, Business Address, Phone

PERSONAL AND CREDIT REFERENCES

Bank No. 1 Name, Address, Phone, Savings Account No., Balance, Checking Account No., Balance, Personal Reference No. 1: Name, Address, Phone, Nature Of Relationship, Personal Reference No. 2: Name, Address, Phone, Nature Of Relationship, Nearest Relative (In Case Of Emergency): Name, Phone, Address

ADDITIONAL INFORMATION / AUTHORIZATION

Have you ever failed or refused to pay any rent when due?, If yes, when, Explain, Have you ever had an eviction notice served on you?, If yes, when, Explain situation and outcome, Has a landlord ever claimed that you damaged his property? If yes, when, Explain, Within the past seven years have you filed a petition of bankruptcy?, If yes, when, Explain, Have you ever been convicted of a felony?, If yes, date(s), Explain

AUTHORIZATION. I authorize the Landlord or agent to contact all references listed above to obtain information about me and to obtain a copy of my credit report and criminal offender record information (CORI), if available. If my application is denied based upon my credit report, I will be informed of the specific reason. I agree that the Landlord may terminate any tenancy made in reliance on any misstatement made in this Application. I understand that there is no agreement to rent until a lease/tenancy agreement is signed by Landlord.

I AFFIRM THAT THE FOREGOING IS TRUE AND CORRECT UNDER THE PAINS AND PENALTIES OF PERJURY.

DATED: Applicant

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