

Woodhull Gardens

Cavalier Associates
50 Woodhull Lane
Holtsville, NY 11742

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Tenant Application Requirements

- ✓ Application filled as complete as possible, any incomplete applications will not be reviewed
- ✓ Copies of photo identification for all occupants over the age of 18. Brookhaven House Rental License # PHRL277566 limits occupancy for One Bedroom as 3 persons and Two Bedroom as 5 persons considered a family as defined in Town Code Chapter 85 or 3 persons not considered a family as defined in the above code.
- ✓ NYS Criminal Background Check obtained by Equifax performed by Cavalier Associates, LLC. (Included in application fee)
- ✓ Credit Scores (FICO) of 620 or better for any persons to be listed on the lease obtained by Equifax performed by Cavalier Associates, LLC (Included in application fee)
- ✓ If "no" credit, 3 alternate means of credit, ex: paid auto insurance, utility bills with zero balance etc. and applicant to provide proof of alternative credit payments
- ✓ Or, if "no" credit exists and all other requirements have been met, an additional months' security deposit may be required at management discretion
- ✓ 3 most recent consecutive pay stub, income statements, or 3 recent bank statements with income letter
- ✓ Previous landlord contact information (must be in good standing)
- ✓ Income to expenses ratio not to exceed 40% of total gross monthly income against fixed personal monthly obligations-including intended rent.
- ✓ \$20.00 NON-REFUNDABLE APPLICATION FEE \$20.00 EACH ADDITIONAL APPLICANT
- ✓ \$300.00 Non-Refundable Binder Fee upon application to be applied to first months' rent upon approval.
- ✓ Security Deposit equal to one month's rent with excellent credit and financial history
- ✓ One-year lease with increase each additional
- ✓ BACKGROUND CHECK FOR ALL APPLICANTS AND OCCUPANTS OVER 18