

Waterman Realty and Tax Pro, LLC

1104 Sutter Avenue Brooklyn

Brooklyn, NY 11208

Tele: 347-798-6417, 347-663-1136, 347-221-0296

Fax: 347-464-0935, 347-663-1245

Web: watermanrealtytaxpro.com

Email: watermanrealty@optimum.net

Date: _____

RENTAL APPLICATION EQUAL HOUSING OPPORTUNITY

(Please complete all requested information on this application, thank you for your interest in our apartment.)

The undersigned hereby makes an application to rent unit # _____ located at:

Requirements

- ✚ W-2 (2016) Three current paystubs Credit Report NY State ID
- ✚ Income: 40 * Rent (All working persons) Guarantor 100% of the annual rent
- ✚ Broker Fee (10 %-15% Annual Rent-Apartments and Rooms)
- ✚ Application Fee \$50.00 (one working tenant, \$20.00 for each additional tenant above 18 yrs) Application fee is non refundable!

Please tell us about yourself

Full Name _____ Home Phone () _____

Date of Birth _____ Social Security# _____

Email Address _____ Optional Phone () _____

Co-Applicant name _____ DOB _____

Social Security # _____ Phone() _____

Full Names of All other Residents	Relationship to Applicant	DOB or Age

Note: No Pets, Washing Machines or Dryers

PLEASE GIVE RESIDENTIAL HISTORY (Last 3Years)

Current Address _____ Apt # _____ City _____ State _____ Zip _____

Month/Year Moved in _____ Reasons for Leaving _____ Rent \$ _____

Owner/Agent _____ Phone() _____

Previous Address _____ Phone _____

Previous Address _____ Phone _____

PLEASE DESCRIBE YOUR CREDIT HISTORY

Have You declared bankruptcy in the past seven (7) years? Yes _____ No _____

Have you ever been evicted from a rental residence? Yes _____ No _____

Have you had two or more late rental payments in the past year? Yes _____ No _____

Have you ever willfully or intentionally refused to pay rent when due? Yes _____ No _____

PLEASE PROVIDE YOUR EMPLOYMENT INFORMATION

Employer _____

Dates employed _____ Employed as _____

Supervisor name _____ Phone _____

Salary \$ _____ per week _____ (if employed by above less than 12 months , gave name & phone of previous employer:

Co-Applicant:

Employer _____

Dates employed _____ Employed as _____

Supervisor name _____ Phone _____

Salary \$ _____ per week _____ (if employed by above less than 12 months , gave name & phone of previous employer:

If you have other sources of income that you would like us to considered, please list income, source, and person (banker, employer, etc), who we may contact for confirmation. You do not have to reveal alimony, child support, or spouse's annual income unless you want us to considered in this application.

Amount \$ _____ Source/Contact _____

Name _____

Where we may reach you to discuss this application?

Day Phone# () _____ Night Phone# () _____

I hereby apply to rent the above described premises for the term and upon the conditions set forth and agree that the rent is payable on the first day of each month in advance. The first month rent, security, broker fee, and correct information is an inducement for the owner of the property and for the agent to accept this application. I warrant that the statements above set forth are true; however, should any statement made above is a misrepresentation or not a true statement of fact, half of the security deposit will be retained to offset the agent/owner's cost, time and effort in processing this application. If the application is not approved or accepted by the agent, or the owner, the deposit will be refunded, the application hereby waiving any claim for damages by reason of non-acceptance which the agent or owner may reject. I recognize that as a part of the procedure for processing this application, investigation consumer report may be prepared whereby information is obtained through personal interviews with others with whom I may be acquainted. This inquiry included information as to my character, general reputation, personal characteristics and mode of living.

Guarantor Disclosure

Rider to lease for _____

Tenant's Name _____

Guarantor(S) _____

Phone _____

Email _____

I _____ hereby agree unconditionally and inevitably that (she/he), individually, jointly and severally do personally guarantee the payment of rent on the demised premises for so long a period as the tenant shall remain in the obligation of this rider or of the agreement of lease, then the guarantor(s), upon receipt of the demand by Landlord, shall pay such rent or additional rent or any arrears demanded by the Landlord, and shall remain personally liable for all sums due during the period in which the tenant shall remain in possession. The guarantor(s) will be personally liable for any expenses incurred by the Landlord for the payment of any and all work required to restore the premises to its original condition on the date in which the tenant took possession and moved in to the premises, said condition to be determined solely by the Landlord.

The undersign Guarantor(s) guarantee to the landlord, Landlord's successors and assigns, full performance observances of all agreements to be performed and observed by the tenant in the attached lease, including the "Rules and Regulations" as therein provided, any all obligations imposed upon the tenant by the tenant by contract or by law, in any way arising out of the aforesaid lease, the Landlord-Tenant relationship and the tenant's use and occupancy of the subject apartment, without requiring any notice to Guarantor(s) of non-payment or nonperformance, or proof, or notice of demand to hold the undersigned responsible under the guaranty, all of which the undersigned hereby expressly waives and expressly agrees that the legality of this agreement and the agreement of the Guarantor(s) under this agreement shall be ended, or changed by reason of the claims to owner against tenant of any of the rights or remedies given to the owner as agreed in the attached lease. The guarantor(s) further agree(s) that this guaranty shall remains in full force and effect as to any reissuance of a new lease, renewal, change or extension of the lease, or holder. As a further inducement to the Landlord to make the lease, Landlord and guarantor(s) agrees that in any action or proceeding brought by either Landlord or Guarantor(s) against the other on any other matters concerning the lease or of this guaranty that Landlord and the undersigned Guarantor(s) shall and do WAIVE TRIAL BY JURY.

Notice of the demand for the rent and/or the unfilled obligations of the tenant in the demised property, and any other notices and /or notice of the process; shall be made upon the Guarantor care of the tenant (C/O), and on the tenant solely at the demised premises.

The guarantor(S) acknowledge(s) that the subject matter of this contract has material and substantial nexus with New York County such that "Long-Arm" Jurisdiction shall be appropriate. The Guarantor(s) consent to jurisdiction under the laws of the State of New York

No failure on the part of the landlord to exercise the right or power under this agreement shall constitute a waiver of or otherwise affect any such right power or privilege of the Landlord, nor shall any single or partial exercise thereof.

Dated: _____ Guarantor

I, (print) _____, give full authorization for an investigative report whereby third parties may be contacted to report on my character, general reputation, personal characteristics, and mode of living, salary-income, courts reports, consumer credit and banking-financial practices. I authorize Banks, other financial institutions, Landlords, Business Associates, Credit Bureau, Attorneys, Accountants, and other persons or institutions with which I am acquainted to furnish any and all information regarding g me. I agree to pay a one-time non-refundable processing fee\$ _____

Address _____

SS# _____ DOB _____

On the _____ day of _____, 20____, before me personally

came _____, to me known to be the individual describe in and who execute the forgoing agreement and acknowledged to me that s(he) executed the same.

_____ Notary Public

Dated _____ 20____ Guarantor

**Waterman Realty and Tax Pro LLC
Authorization
Release of Information**

I agree to permit an investigation of my credit, tenant history, banking and employment for the purpose of renting an apartment with this owner/manager/Waterman Realty and Tax Pro LLC.

Applicant

Co-Applicant

Signature

Signature

The above information, to the best of my knowledge, is true and correct.

Applicant

Date

Co -Applicant

Date

Rental Payment Method

Cash ()

Voucher ()

Working Vouchers ()

Apt Needs:

Room: _____

Studio _____

1 ____, 2 ____, 3 ____, 4 ____ Bedroom(s)

Office Use

Please do not write below (Office use only)

Fee \$ _____

Deposit of \$ _____ Received by _____

Approved _____ Not Approved _____

Agent

Approved _____ Not Approved _____

Owner

Reasons _____

**Waterman Realty and Tax Pro, LLC
Office: 1104 Sutter Avenue
All Rights Reserved August 2017**