

NEW YORK STANDARD RENTAL APPLICATION

_____ Date Application Submitted: _____
First _____ Middle _____ Last _____ Date application approved and applicant notified: _____

SECTION 1: Apartment for Which You Are Applying

Building address: _____ Apartment number: _____
Rent per month: \$ _____ Lease Term _____ Lease Starts On: _____ Lease Ends On: _____
Due at lease signing: First Month Rent \$ _____ Last Month Rent \$ _____ Security Deposit \$ _____
Names of others to occupy unit: _____ what is your relationship? _____

SECTION 2: Applicant Information

Date of Birth: ____/____/____ Social Security Number: _____-____-____
Driver's license number: _____ State: _____
Present home address: _____ Apt. # ____ City _____ State _____ Zip _____
Home phone: _____ Work phone: _____ Cell phone: _____
Email _____ Work Email _____
How long at present address? _____ Name of Leaseholder: _____ (If different from applicant)
Do you have any pets? _____ How many? _____ what kind? _____ Do you have any Children? _____
Landlord or Property Manager: _____ Phone: _____ Fax: _____
Landlord or Property Manager Address: _____ City _____ State _____ Zip _____
Applicant Previous Home Address: _____ City _____ State _____ Zip _____
How long at previous address? _____ Leaseholder: _____ (If different from applicant)

SECTION 3: Applicant Financial Information

Employers Name: _____ Address: _____ City _____ State _____ Zip _____
Position/title: _____ Supervisor or CPA Name: _____ Phone: _____
Fax _____ Email _____ Annual income: _____ how long with present employer? _____

SECTION 4: Personal References:

PERSONAL REFERENCE SHOULD BE LONG TIME FRIENDS, NOT BUSINESS OR FAMILY RELATED.

Name: _____ Time known: ____ Phone (h) _____ (w) _____ # ____ (c) _____
Name: _____ Time known: ____ Phone (h) _____ (w) _____ # ____ (c) _____
Name: _____ Time known: ____ Phone (h) _____ (w) _____ # ____ (c) _____
Emergency contact: _____ Phone # _____

Applicant hereby certifies to the best of my knowledge that the above information is true and correct. Applicant hereby grants permission for _____ and/or its affiliates to secure a credit search and to release the information above to landlord's credit bureau. Applicant grants permission for _____ and/or its affiliates to verify all information above including but not limited to verification of applicants employment history, current and prior tenant history and personal references.

Applicant's Signature _____ **Date** _____

GUARANTOR APPLICATION

(Please print)

_____ Date Application Submitted: _____

First _____ Middle _____ Last _____ Date application approved and applicant notified: _____

SECTION 1: Apartment for which you are applying to be a Guarantor

Building address: _____ Apartment number: _____

Rent per month: \$ _____ Lease Term _____ Lease Starts On: _____ Lease Ends On: _____

Due at lease signing: First Month Rent \$ _____ Last Month Rent \$ _____ Security Deposit \$ _____

Name of person(s) for whom you are applying to be guarantor _____ Relationship? _____

SECTION 2: Guarantor Information

Date of Birth: ____/____/____ Social Security Number: _____ - _____ - _____

Present home address: _____ Apt. # _____ City _____ State _____ Zip _____

Home phone: _____ Work phone: _____ Cell phone: _____

Email _____ Work Email _____

How long at present address? _____ Name of Leaseholder: _____ (If different from applicant)

Guarantor Financial Information

Employers Name: _____ Address: _____ City _____ State _____ Zip _____

Position/title: _____ Supervisor or CPA Name: _____ Phone: _____

Fax _____ Email _____ Annual income: _____ how long with present employer? _____

If not employed other source of income _____

SECTION 4: Personal References:

PERSONAL REFERENCE SHOULD BE LONG TIME FRIENDS, NOT BUSINESS OR FAMILY RELATED.

Name: _____ Time known: ____ Phone (h) _____ (w) _____ # ____ (c) _____

Name: _____ Time known: ____ Phone (h) _____ (w) _____ # ____ (c) _____

Name: _____ Time known: ____ Phone (h) _____ (w) _____ # ____ (c) _____

Applicant hereby certifies to the best of my knowledge that the above information is true and correct. Applicant hereby grants permission for _____ and/or its affiliates to secure a credit search and to release the information above to landlord's credit bureau. Applicant grants permission for _____ and/or its affiliates to verify all information above including but not limited to verification of applicant's employment history, current and prior tenant history and personal references.

Guarantor `s Signature _____ **Date** _____

GUARANTOR RIDER

Attached to lease made this _____ Day Of _____ 20_____

Between _____ as Landlords and _____

as Tenant(s) at _____, New York _____

and/or additional occupant hereafter known as tenant.

The undersigned Guarantor guarantees to Owner the strict performance of and observance by Tenant of all the agreements, provisions and rules in the attached Lease. Guarantor agrees to waive all notices in the event the Tenant is not paying rent or not observing and /or complying with any provisions of attached Lease. Guarantor agrees to be equally liable with Tenant so that Owner may sue both Guarantor and Tenant at the same time and or seek indemnification from either Tenant or Guarantor at any time. The Guarantor further agrees that this guaranty shall remain in full effect in the event that the Lease is renewed, modified or extended in any manner, so long as the tenant is in possession. Owner and Guarantor agree to waive trial by Jury in any action, proceeding or counterclaim brought against the other on any matters concerning the attached Lease or the guaranty. The Guarantor understands that if not for this guaranty the apartment would not be rented to the tenant and / or occupant(s).

The below Guarantor accepts the jurisdiction of the Court of the State New York in any proceeding so long as notices and / or notice (s) of proceedings are mailed Certified Mail, Return Receipt Requested at the address listed below. It is further agreed that by mere mailing of such notice the Guarantor agrees to and accepts the jurisdiction of the Court of the State of New York.

Guarantor's Name: _____ Social Security Number: _____ - _____ - _____

Address: _____ City: _____

State: _____ Zip Code: _____ Phone #: _____ - _____ - _____

In the event that the named Tenants and/or occupants fails to abide by the terms of the lease or any claims are made by the Owner / Landlord then Owner/Landlord may send prior written notice to the Guarantor at the address listed above so as to correct any problems that may arise by Certified Mail Return Receipt Requested. In the event that the Guarantor shall change the address or telephone number for notices it is responsibility of the Guarantor to notify the Landlord. This last paragraph is not a condition of either party of the lease but a courtesy extended to the respective parties so as try to avoid potential problems so Guarantor will be able to cure or alleviate "problems" and enable owners/landlords to properly manage and maintain the premises of which this apartment is part of.

Guarantor`s Signature

Sworn to before me this ___day of _____ 20__

Notary Public