

DATE AND TIME APPLICATION WAS TAKEN _____
APPROVED/DENIED _____ DATE _____
REVIEWED BY _____

RENTAL APPLICATION

ONE APPLICATION PER OCCUPANT OVER 18 YEARS OLD

APPLICANT _____ SOCIAL SECURITY # _____

DRIVER'S LICENSE # _____ STATE _____ DATE OF BIRTH _____

NAMES OF OTHER OCCUPANTS _____ DATE OF BIRTH _____ SOCIAL SECURITY # _____

PRESENT ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE NUMBER _____

TIME _____ OWN/RENT _____ MO. RENT/MORTGAGE \$ _____ LANDLORD/MORTGAGE CO _____ PHONE # _____

PREVIOUS ADDRESS _____

CITY _____ STATE _____ ZIP _____

TIME _____ OWN/RENT _____ MO. RENT/MORTGAGE \$ _____ LANDLRD/MORTGAGE CO _____ PHONE # _____

EMPLOYER _____ POSITION _____ HOW LONG _____

ADDRESS _____ PHONE _____ MONTHLY WAGES \$ _____

ADDITIONAL INCOME SOURCE _____ MONTHLY AMOUNT \$ _____

PREVIOUS EMPLOYER _____ POSITION _____ HOW LONG _____

ADDRESS _____ PHONE _____ MONTHLY WAGES \$ _____

ADDITIONAL INCOME SOURCE _____ MONTHLY AMOUNT \$ _____

EMERGENCY CONTACT _____ PHONE # _____

RELATIONSHIP _____ ADDRESS _____

CITY _____ STATE _____ ZIP _____

PETS DO YOU HAVE A DOG? TYPE _____ WEIGHT _____ CAT _____ OTHER _____

AUTOMOBILE MAKE/MODEL _____ COLOR _____ LICENSE # _____

DISCLOSURES

Email Address: _____



The Civil Rights Act of 1968, as amended by the Fair Housing Act Amendments of 1988, prohibits discrimination in housing based on race, color, national origin, religion, sex handicap, or familial status. The management of this property is committed to complying with the letter and spirit of the laws, which provide an equal housing opportunity to all. The federal agency, which administers compliance with the fair housing laws, is the United States Department of Housing and Urban Development.

The sum of \$ _____ is required for an application fee and is not refundable.

A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT

The federal Fair Credit Reporting Act (FCRA) is designed to promote accuracy, fairness, and privacy of information in the files of every "consumer-reporting agency" (CRA). Most CRAs are credit bureaus that gather and sell information about you – such as if you pay your bills on time or have filed bankruptcy – to creditors, employers, landlords, and other businesses. You can find the complete text of the FCRA, 15 U.S.C. 1681-1681u, at the Federal Trade Commission's web site (<http://www.ftc.gov>). The FCRA gives you specific rights, as outlined below. You may have additional rights under state law. You may contact a state or local consumer protection agency or a state attorney general to learn those rights.

You must be told if information in your file has been used against you. Anyone who uses information from a CRA to take action against you – such as denying an application for credit, insurance, or employment – must tell you, and give you the name, address, and phone number of the CRA that provided the consumer report.

You can find out what is in your file. At your request, a CRA must give you the information in your file, and a list of everyone who has requested it recently. There is no charge for the report if a person has taken action against you because of information supplied by the CRA, if you request the report within 60 days of receiving notice of the action. You also are entitled to one free report every twelve months upon request if you certify that (1) you are unemployed and plan to seek employment within 60 days, (2) you are on welfare, or (3) your report is inaccurate due to fraud. Otherwise, a CRA may charge you up to eight dollars.

You can dispute inaccurate information with the CRA. If you tell a CRA that your file contains inaccurate information, the CRA must investigate the items (usually within 30 days) by presenting to its information source all relevant evidence you submit, unless your dispute is frivolous. The source must review your evidence and report its findings to the CRA. (The source also must advise national CRAs – to which it has provided the data – of any error.) The CRA must give you a written report of the investigation and a copy of your report if the investigation results in any change. If the CRA's investigation does not resolve the dispute, you may add a brief statement to your file. The CRA must normally include a summary of your statement in future reports. If an item is deleted or a dispute statement is filed, you may ask that anyone who has recently received your report be notified of the change.

Inaccurate information must be corrected or deleted. A CRA must remove or correct inaccurate or unverified information its files, usually within 30 days after you dispute it. However, the CRA is not required to remove accurate data from your file unless it is outdated (as described below) or cannot be verified. If your dispute results in any change to your report, the CRA cannot insert into your file a disputed item unless the information source verifies its accuracy and completeness. In addition, the CRA must give you a written notice telling you it has reinserted the item. The notice must include the name, address and phone number of the information source.

You can dispute inaccurate items with the source of the information. If you tell anyone – such a creditor who reports to a CRA – that you dispute an item, they may not then report the information to a CRA without including a notice of your dispute. In addition, once you have notified the source of the error in writing, it may not continue to report the information if it is, in fact, an error.

Outdated information may not be reported. In most cases, a CRA may not report negative information that is more than seven years old; ten years for bankruptcies.

Access to your file is limited. A CRA may provide information about you only to people with a need recognized by the FCRA – usually to consider an application with a creditor, insurer, employer, landlord, or other business.

Your consent is required for reports that are provided to employers, or reports that contain medical information. A CRA may not give out information about you to your employer, or prospective employer, without your written consent. A CRA may not report medical information about you to creditors, insurers, or employers without your permission.

You may choose to exclude your name from CRA lists for unsolicited credit and insurance offers. Creditors and insurers may use file information as the basis for sending you unsolicited offers of credit or insurance. Such offers must include a toll-free phone number for you to call if you want your name and address removed from future lists. If you call, you must be kept off the lists for two years. If you request, complete, and return the CRA form provided for this purpose, you must be taken off the lists indefinitely.

You may seek damages from violators. If a CRA, a user or (in some cases) a provider of CRA data, violates the FCRA, you may sue them in state or federal court.

The FCRA gives several different federal agencies authority to enforce the FCRA:

FOR QUESTIONS OR CONCERNS REGARDING:	PLEASE CONTACT:
CRAs, creditors and others not listed below	Federal Trade Commission Consumer Response Center – FCRA Washington, DC 20580 1-877-382-4367 (Toll-Free)
National banks, federal branches/agencies of foreign banks (word "National" or initials "N.A." appear in or after bank's name)	Office of the Comptroller of the Currency Compliance Management, Mail Stop 6-6 Washington, DC 20219 800-613-6743
Federal Reserve System member banks (except national banks, and federal branches/agencies of foreign banks)	Federal Reserve Board Division of Consumer & Community Affairs Washington, DC 20551 202-452-3693
Savings associations and federally chartered savings banks (word "Federal" or initials "F.S.B." appear in federal institution's name)	Office of Thrift Supervision Consumer Programs Washington, DC 20552 800-842-6929
Federal credit unions (words "Federal Credit Union" appear in institution's name)	National Credit Union Administration 1775 Duke Street Alexandria, VA 22314 703-518-6360
State-chartered banks that are not members of the Federal Reserve System	Federal Deposit Insurance Corporation Division of Compliance & Consumer Affairs Washington, DC 20429
Air, surface, or rail common carriers regulated by former Civil Aeronautics Board or Interstate Commerce Commission	Department of Transportation Office of Financial Management Washington, DC 20590 202-366-1306



Have you or any member of your household ever been convicted of or pled guilty or "no contest" to a sexual offense?

YES NO

Have you or any member of your household ever been listed on a registry of sexual offenders?

YES NO

Have you or any member of your household ever been convicted of or pled guilty or "no contest" to any drug-related criminal offense?

YES NO

Any litigation, such as: evictions, suits, judgments, bankruptcies, foreclosures, etc.?

YES NO

If "Yes", give details and dates:

AUTHORIZATION TO RELEASE INFORMATION

I have read the foregoing; certify that the information herein is TRUE and CORRECT, that this application is submitted for inducing approval of this application on my behalf. By signing this application, I authorize Landlord or agent for Landlord to verify any information contained herein. Any "yes" response to the personal and criminal history questions above, or any false statement on the application, will lead to the rejection of my application and / or immediate termination of my lease. Further, if I subsequently am involved in conduct which would result in a "yes" response to any of the questions set forth above (even after I sign the lease and take possession of the apartment home), I understand that Landlord may terminate the Lease. I hereby acknowledge and agree to the above statements and authorize any / all persons / entities contacted by or on behalf of Bernanrd Kauffman to provide and verify any information requested. A copy of this Authorization shall have the same effect as an original and shall be relied upon accordingly.

Applicant's Printed Name _____

Dated _____

Applicant's Signature _____

By: _____

Dated _____



OFFICE USE ONLY

Name & Address of Property:

Client:

\$

STONE GATE APTS

Account: NA-100102

BACKGROUND SEARCH RELEASE AUTHORIZATION

Please Print Clearly (All fields must be completed in order to process application)

NAME _____ PHONE# _____

ADDRESS _____ APT. _____

CITY _____ STATE _____ ZIP _____

Driver's License# _____ State _____

SOCIAL SECURITY # _____ DATE OF BIRTH __/__/____

Spouse NAME _____

DL# _____ State _____

Social Security # _____

Date of Birth _____

I voluntarily consent to and authorize TenantSafe/ApplicantSafe, herein referred to as company, and or their assigned agents, or consumer reporting agencies to request and receive any consumer reports, investigative reports, or information concerning me. Reports requested may include any of the following: Law Enforcement Records, Criminal Records, D.M.V. Records, Civil Records, Employment/Rental Verifications, Eviction Searches, Education verification and Consumer Credit Reports.

I authorize any persons, companies, corporations, consumer reporting agencies, courts of law, current or past employer to furnish company and or their assigned agents, associates or consumer reporting agencies with any or all information concerning me. I further agree to release Company and or their assigned agents, associates or consumer reporting agencies and all persons and organizations providing information from any and all claims, liability and responsibility arising out of the release of such information in connection with this research.

I understand that I have specific prescribed rights as a consumer under The Federal Fair Credit Reporting Act (FCRA) and may have additional rights under relevant specific state laws. **This authorization does not include a release of my medical information.**

The above is understood and agreed by:

_____ Signature _____ Print Name _____ Date _____

_____ Spouse _____

*****FAX COMPLETED FORM TO TENANTS SAFE INC. AT (732) 942-1441