

***Halfmoon Heritage and Falcon Trace Apts
Credit/Rental Application/Tenant Info***

Apartment Applied For: _____ Rent Amount: _____ Date: _____

Interviewed By: _____

Name of Applicant: _____

Present Address: _____

(Street)

(City/State/Zip Code)

Home Phone # _____ Cell Phone # _____

Landlord: _____ Phone # _____

Social Security # _____ Date of Birth: _____

Driver's License # _____

How Many People Residing in Apartment? Adults: _____ Children: _____ Pets: (Cat) _____

Employer: _____ Employer's # _____

How long at present job? _____ Income: _____

Email Address: _____

Emergency Contact: _____ Contact Phone # _____

CO-APPLICANT _____ SPOUSE _____

Name of Co-Applicant: _____

Present Address: _____

(Street)

(City/State/Zip Code)

Home Phone # _____ Cell Phone # _____

Landlord: _____ Phone # _____

Social Security # _____ Date of Birth: _____

Driver's License # _____

How Many People Residing in Apartment? Adults: _____ Children: _____ Pets: (Cat) _____

Employer: _____ Employer's # _____

How long at present job? _____ Income: _____

Email Address: _____

Emergency Contact: _____ Contact Phone # _____

OTHER TENANTS NOT NAMED ON LEASE

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

PERSONAL REFERENCES

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>PHONE</u>
1. _____		
2. _____		
3. _____		

Number of vehicles (including company cars) _____

Make/Model _____ Color _____ Tag # _____

Make/Model _____ Color _____ Tag # _____

Have you ever filed for bankruptcy? Yes _____ No _____ If yes, when? _____

Have you ever been served an eviction notice or been asked to vacate a property?

Yes _____ No _____

Have you ever willfully or intentionally refused to pay rent when due?

Yes _____ No _____

Please read the following authorization carefully before signing:

I hereby apply to lease an apartment for the term and upon the conditions set forth. I agree that the rent is payable the first day of each month in advance. As an inducement to the owner of the property and to the agent to accept this application I warrant that all statements set forth are true.

I (we) understand the deposit to hold the apartment is NON-REFUNDABLE after three (3) business days from the date the deposit was received.

When the application is approved and accepted, I agree to execute a lease for 12 months before possession of the unit is given and to pay the security deposit in full upon signing the lease. If the application is approved and accepted, and I refuse to enter into a lease agreement for the period of time called for in the application, the sum received shall be retained by Halfmoon Heritage and Falcon Trace as liquidated damages. This agreement shall in no way bind Halfmoon Heritage and Falcon Trace to accept this application for tenancy as the acceptance or rejection of the applicant remain with the sole discretion of the owner. I also agree to have all utilities turned on in the apartment prior to taking occupancy after the lease is signed.

I authorize you to contact any references that I have listed. I also authorize you to obtain my consumer credit report from your credit reporting agency and periodically re-run this check at any time in the future to verify the truth and accuracy of any information given on this application.

I authorize the verification of the information provided on this form to my credit, employment and background. I acknowledge this application will become part of the lease agreement when approved. If any information is found to be incorrect, the application will be rejected and any subsequent rental agreement becomes void. False and misleading statements will be sufficient reason for immediate eviction and loss of resident reserve deposit.

Applicant

Date

Co - Applicant

Date

• ***REFERRAL*** _____

Halfmoon Heritage and Falcon Trace Luxury Apartments
3H Heirloom Lane
Halfmoon, NY 12065
518-664-6100
518-664-6101 – Fax

APPLICATION PROCESS

- **Application**

A: Rental application must be filled out entirely and signed

B: Credit application must be filled out entirely and signed

C: All authorizations must be signed.

- **Acceptance of Application**

We will require a 50% deposit to hold the unit you will be leasing. If Halfmoon Heritage does not accept the application, the deposit will be refunded. Upon acceptance of the application, the deposit will then go toward the security deposit required by Halfmoon Heritage. A security deposit account is established for each individual tenant and held in escrow until the tenant vacates the apartment.

After all verifications, references and credit reports are completed, the office manager will then accept or deny any application according to the owner's standards. Additional information may be required.

- **Lease**

You will receive a copy of our lease. READ IT CAREFULLY BEFORE SIGNING. We suggest you keep your copy for your records. Upon signing the lease, you will be required to pay the balance due on the security deposit and 1st months rent. If you move in during the middle of the month, the month will be pro-rated accordingly and the lease term will begin on the first full month that you occupy the unit.

You will also receive the information you need to have all the utilities turned on and establish accounts with the utility companies. These must be arranged prior to taking possession of the apartment.