



Application Requirements

Thank you for applying for an apartment at The Gardens at Wesmont Station. Please provide us with the following items so that we may process your application:

- 1. Copy of Photo Identification (for each applicant)
- 2. Copy of Social Security Card (for each applicant)
- 3. Proof of Income (W2, Four weeks of pay stubs, letter of employment from current employer stating earnings for each applicant)
- 4. Completed and signed application with all supporting documents filled out in their entirety.
- 5. A **MONEY ORDER, OR CERTIFIED CHECK** in the amount of \$50.00 made payable to <u>The Gardens at Wesmont Station</u>, <u>LLC</u>, (this is a <u>non-refundable</u> application fee). Please add \$25.00 for each additional applicant over the age of 18 that will be living in the apartment.
- 6. A **MONEY ORDER OR CERTIFIED CHECK** in the amount of \$250.00 as a <u>refundable</u> deposit towards your first months rent. (Deposit may be forfeited after three days of application approval or upon applicants notice of cancellation to move in.)

Applications cannot be processed until ALL of the above information has been provided.

Once your application has been approved, you will need to provide the following:

- 1. A **MONEY ORDER** or **CERTIFIED CHECK** made payable to: *The Gardens at Wesmont Station, LLC* for the balance of your first months rent. This deposit must be paid within 48 hours in order to hold the apartment.
- 2. Two separate **MONEY ORDERS** or **CERTIFIED CHECKS** for township inspections, each in the amount of \$50.00. One made payable to: *The Borough of Lodi*. The other to: Fire Prevention Bureau.

3.	At lease signing you will need to provide a MONEY ORDER or CERTIFIED CHECK for your
	security deposit in the amount of 1 month or 1½ months rent based on our scoring model.

Signature	Date







Resident Selection Criteria

<u>Income</u>: Each occupant over the age of 18 is required to complete an application. Each applicant must demonstrate a verifiable income. The minimum annual income requirements are as follows: Applicant must earn three times the annual rent.

Combined Income:

The combined income of roommates will be considered, provided each applicant earns a minimum of 60% of the total qualifying income.

Credit:

A credit history depicting any of the following may be grounds for denial:

- a. Unpaid liens or judgments.
- b. Bankruptcy, unless applicant can provide verification that positive credit has been reestablished and maintained after three years of discharge.
- c. A statistically validated scoring model is used to measure each applicants risk in terms of paying their monthly rent. The model takes into consideration many aspects of an applicant's credit history and income to determine the amount of risk for that particular applicant. Management has set specific decision points within the models score range for The Gardens at Wesmont Station. An applicant may be approved or denied based on the scoring model.

Rental History:

Applicant must demonstrate a minimum of two (2) years rental or ownership history if applicable. History of a poor payment record, destructive or abusive behavior or poor housekeeping practices may be grounds for denial.

Co-signers:

Co-signers will be considered only where income is deficient, not with credit or job defaults. Co-signers must qualify at 1.5 times the qualifying income.

Criminal:

A criminal background check will be run on all approved applications. Any conviction of a crime may result in the application being denied.

Occupancy:

There is a maximum occupancy limit on each type of apartment. One bedroom – 2 occupants and two bedrooms – 4 occupants. Violation of this regulation will result in eviction if not corrected immediately.

Please be advised, an aparti	ment will only be held for you once we receive a full	y completed application
and required deposit fee/s.	Our company policy is based on a first come, first se	rve basis.

Applicant	Date



Effective: 3.1.18





RENT AND POLICY SCHEDULE

				WEEKLY	
UNIT	TOTAL		CURRENT	INCOME	DATE OF
TYPE	UNITS	SQ. FT.	RENT	REQUIREMENT	CHANGE
One BR	248	500	\$1335.00 - \$1545.00	\$920 - \$1070	1/15/18
One BR LG	36	550	\$1410.00 - \$1600.00	\$975 - \$1105	1/15/18
Two BR	330	675	\$1545.00 - \$1740.00	\$1065 - \$1205	1/15/18
Two BR LG	28	725	\$1640.00 - \$1835.00	\$1135 - \$1270	1/15/18

OCCUPANCY STANDARDS: PREMIUMS:

One bedroom – up to two persons maximum Garages: \$99.00 per month

Two bedroom – up to four persons maximum

COMMUNITY POLICIESLease Term: 12 months

PETS (Restrictions Apply)
\$35.00 per month per dog or cat

\$250.00 One-time Non-Refundable Pet Fee, Per Apt

DEPOSITS

Security: Equal to 1 month of rent

(Amount of security deposit is subject to change based on application process and qualifying applicants.)

A separate Money Order must be provided for your security deposit.

LEASE RENWAL POLICY

One year: Based on market rents or rent control

Lease Buyout: Upon first renewal: Tenant may purchase 60 Day Termination Rider for \$500

FEES

Application Fee: \$50.00 - First Applicant \$25.00 each additional, 18 or older (Fee is nonrefundable,

payable to The Gardens at Wesmont Station, LLC)

Holding Fee: \$250.00 refundable holding deposit (holds apartment for 48hrs only!)

Pet Fee: \$35.00 Per month for dog or cat.
Township Fee: \$50.00 Payable to: Borough of Lodi

Fire Dept. Fee: \$50.00 Payable to: Lodi Fire Prevention Bureau

Early Termination: 30 days' notice and penalty equal to two month's current rent

Internal Transfer: \$500.00 if during lease term. No charge if term is fulfilled. (Only permitted after initial

Lease Term is fulfilled)

NSF Fee: \$35.00

Late Fee: 5% of monthly rent amount

MONEY ORDER or CERTIFIED CHECK must be used to pay application fee, security deposit, inspection fee and first month's rent.

Applicant Signature Date







VERIFICATION OF LANDLORD HISTORY

			Date:						
Verifica Name Address	ation of information supplied by the applicant shown	below							
This per verify al followin 723-936	rson has applied for an apartment at The Gardens at all information that is used in determining this person ag information and returning it to The Gardens at We of or email to info@thegardensatwesmontstation.co tion as shown here.	's eligibility. esmont Statio	We ask your cooperation in providing the n, LLC at the address below, fax it to 646-						
2. 3. 4. 5.	ed in this unit? Heat Hot water athly rent? If yes, how or the surrounding areas?								
	7. What living condition did the applicant maintain? Acceptable Unacceptable But the applicant give proper notice? What was the reason for leaving								
9.	Would you re-rent to him in the future? If not, Why?								
10.	Additional Comments:								
	Print name and title of person giving information	N	Jame of Agency or Organization						
	Signature of person giving information	Date	Telephone number						
	I hereby authorize the release of the requested infor	rmation							
	Signature of Applicant		Date						





REQUEST FOR VERIFICATION OF EMPLOYMENT CONVENTIONAL PROPERTIES

Name and Address of	Applicants Emplo	yer:	Name of applicant:			
			Address:			
			Social Security Number	<u> </u>		
			Work Division or I.D. Nu	ımber:		
To Employer: An application has been applicant for residency in has indicated that he (she would appreciate it if you	n our apartments. The is employed by	The applicant you, and	I hereby give my approval for verification of my employment and salary status.			
employment in the space			Applicant Signature	Date		
	EMI	PLOYER'S	VERIFICATION			
Present Position	Date Hired	Hourly \$ Weekly \$ Annual \$	Present RateX hrs/wkX wk/yrPer Year	e of Pay Xwk/yr		
Additional Comper (Actual Amounts receive		lve months)	Overtime \$ Commissions \$ Bonus \$ Tips \$			
Probability of conti	nued employn	nent:	Anticipated <u>Total</u> I Months:	ncome for the Next 12		
Military Service: If A	Applicant is in milita	ary service plea	ase report income on a m	onthly basis as follows:		
Base Pay \$ hazard duty allowan	; flight or					
Please return this from	om to:					
The Gardens	at Wesmont Sta	ation	Employers Signature	Date		
	epe Drive, Apt. #	‡A	Title	Phone		
T: 97 F: 64	NJ 07644 3-778-7082 6-723-9365		Thank you for your assistance.			
info@thegardens	satwesmontstati	on.com	Management Representative			







The Gardens at Wesmont Station, LLC 1 Marion Pepe Drive, Apt. #A Lodi NI 07644

Lodi, NJ 07644 T: 973-778-7082 F: 646-723-9365

E: info@thegardensatwesmontstation.com

OPPORTUNITY							E. IIIOG	areguraens	ac w connoncotation.com	
			۸DDI	LICATIO	N FOR R	CNITAL				
NOTICE: All adult app	nlicante	: /10					annlicat	ion for	nental	
Gray Areas Are to be						sepai ace	арріісас	.1011 101	i ciicai.	
Application Date: Holding Deposi			t Due(VA	:	Rent:	Move I	n Date:	Leasing Consultant	:	
Apartment No:		Hold	ing Deposi	t Due (N	TV):					
APPLICANT INFO	RMATI	ON								
Last Name				First Name				Middle	3	
SSN Government Issued ID #			Date of Birth				Email A	ddress		
Cell Phone			Home Phone				Work P	hone		
CURRENT ADDRE	SS									
Street Address					City, State				Zip	
Date In	Schedule	d Mov	e Out Date	Landlor	d/Mortgage	Co. Name		Landlord F	Phone	
Current Rent/Mortgage	Reason f	or Leav	ving	.						
PREVIOUS ADDRESSES (LIST	ALL ADD	RESSE	S PAST 5 YEAR	RS)						
Street Address				City, State				Zip		
Street Address				City, State				Zip		
Street Address				City, State			Zip			
Support Anim		disabl						proval from	management.	
PETS	Туре		Breed	Lbs. a	t full growth	Туре	Breed		Lbs. at full growth	
CURRENT EMPLO	YMEN	T &	INCOME	INFORI	MATION					
Job Tile			oyer/Company					Month	ly Gross Salary	
Supervisor Name			Supervisor Phone			Start D	Start Date			
(2 nd Job if Applicable) Job Tile Employer/Company			y/Address			Month	Monthly Gross Salary			
Supervisor Name			Supervisor Phone			Start D	Start Date			
Other Income Description if applicable								Month	ly Income	

		VEHICLE INF	ORMATION									
Year	Make	Model	Color		License Plate #							
		EMEDOENO	V CONT	AOT								
		EMERGENC'	Y CONTA									
	Name	Relationship		Address	Phone							
	PLEASE ANSWER THE FOLLOWING QUESTIONS											
Have you ever been convicted for a crime? (CIRCLE) If so, please list and explain the nature of the crime:												
liuio you oro	YES	NO NO	in so, preuse not una explain the nature of the time.									
Have you eve	r been evicted by a Landlord? (C	-	If so, please li	st and explain the natur	e of the eviction:							
Any Litigation,	YES such as Suits, Judgments, Bankru	NO ptcies, Foreclosures, etc.?	If so, please e	xplain:								
,	YES	NO	-									
	List Names an	d DOB for EVERY Person th	nat will be res	iding in your home be	ow							
FIR	ST NAME	LAST NAME	DATE O	F BIRTH REL	ATIONSHIP TO APPLICANT							
OTHER INFO			Name Da Mari	Constitution (Constitution)								
How ala you	hear about The Gardens at Wes	mont Station Apartments? (F	riease Be Very	Specific)								
Please include	e any other information you bel	ieve would help to evaluate t	his application	n:								
					n is submitted for the purpose of on includes the preparation of an							
investigative	Consumer Report, whereby info	ormation is obtained through	credit report(s	s), court records, and pe	rsonal interviews with my current							
					our application through Corelogic ose of determining whether or not							
		_	-		cter, general reputation, personal							
	_	_	-		me to receive additional detailed an apartment, you shall have a							
					upancy history for account review							
purposes and	for improving application metho	ods. I hereby agree to execu	te a lease in a	ccordance with the terms	s set forth in the rental application,							
					I understand I would forfeit the the to reject this application and to							
refuse posses	ssion of the above mentioned a	ccommodations. I/We under	stand that if ou	r name(s) appear on the	e register of sex offenders, as well							
as on court re	ecords or the like, this applicatio	n may be rejected. This info	mation is not p	orivileged, and is valid in	copy and fax form.							
Don't Forget to Include the Following with your Application:												
	Gov't Issued Photo ID Social Security Card Proof Of Income Application Fee + Holding Deposit Applicant Signature Date Signed Preferred Move In Date											
Applicant 3ig	nature	Date 3ig	ileu	Field	Tred Wove III Date							
Office Use Only Beyond This Point												
Application W	Application Was (Circle One):											
Leasing Director	Has Reviewed Application and All	Approved Leasing Director Signatu	re	Conditionally Approved	Declined Date							
Documents Provided Cashing Director Signature												
Apartment Le	ased to Applicant	Rent	Move In I	Date Agent								