



THE GARDENS

WESMONT STATION

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 The Gardens at Wesmont Station, LLC, (this is a non-refundable 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 refundable 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. One in the amount of \$50.00 made payable to, *The Borough of Lodi*. The other for \$75.00 payable 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





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Resident Selection Criteria

Income: 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 apartment will only be held for you once we receive a fully completed application and required deposit fee/s. Our company policy is based on a first come, first serve basis.

Applicant

Date





RENT AND POLICY SCHEDULE

<u>UNIT TYPE</u>	<u>TOTAL UNITS</u>	<u>SQ. FT.</u>	<u>CURRENT RENT</u>	<u>WEEKLY INCOME REQUIREMENT</u>	<u>DATE OF CHANGE</u>
One BR	248	500	\$1379.00 - \$1569.00+	\$955 - \$1085	2/01/19
One BR LG	36	625	\$1459.00 - \$1649.00+	\$1010 - \$1140	2/01/19
Two BR	330	675	\$1595.00 - \$1785.00+	\$1105 - \$1235	2/01/19
Two BR LG	28	785	\$1695.00 - \$1885.00+	\$1175 - \$1305	2/01/19

OCCUPANCY STANDARDS:

One bedroom – up to two persons maximum
Two bedroom – up to four persons maximum

PREMIUMS:

Garages: \$105.00 per month
Outdoor Parking \$35 per month

COMMUNITY POLICIES

Lease 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 or 1½ months 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 RENEWAL POLICY

Lease Term: 12 month Lease term. Increases based on market rents or rent control
Lease Buyout: Upon first renewal: Tenant may purchase 60 Day Termination Rider for \$500
Month to Month: Upon first renewal: Tenant may sign a 'MTM' addendum for \$100 monthly fee
Lease Break: 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. (Other conditions apply)

GENERAL 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!)
Township Fee: \$50.00 Payable to: Borough of Lodi
Fire Dept. Fee: \$75.00 Payable to: Lodi Fire Prevention Bureau

NSF Fee: \$35.00 For Non-Sufficient-Fund payments, (bounced checks)
Late Fee: 5% of the current month's unpaid rental balance

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

To _____

Date: _____

Verification of information supplied by the applicant shown below

Name _____
Address _____
SSN _____

This person has applied for an apartment at The Gardens at Wesmont Station, LLC. We are required by the owner to verify all information that is used in determining this person's eligibility. We ask your cooperation in providing the following information and returning it to The Gardens at Wesmont Station, LLC at the address below, fax it to **646-723-9365** or email to **info@thegardensatwesmontstation.com**. The applicant has consented to this release of information as shown here.

Information being requested:

1. How long did the applicant reside at this address? _____
2. How many bedrooms? _____ How many people lived in this unit? _____
3. What was the monthly rent? _____
4. What was included in the rent? Gas Electric Heat Hot water
5. Was the applicant ever late in the payment of the monthly rent? _____ If yes, how many times after the 5th of the month in the past year? _____
6. Was the applicant destructive to the apartment/home or the surrounding areas? _____
If yes, please explain _____

7. What living condition did the applicant maintain? Acceptable Unacceptable
8. Did 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

Name of Agency or Organization

Signature of person giving information

Date

Telephone number

I hereby authorize the release of the requested information

Signature of Applicant

Date





REQUEST FOR VERIFICATION OF EMPLOYMENT CONVENTIONAL PROPERTIES

Name and Address of Applicants Employer: <hr/> <hr/> <hr/> To Employer: An application has been made by the above named applicant for residency in our apartments. The applicant has indicated that he (she) is employed by you, and would appreciate it if you would confirm this employment in the space provided below.	Name of applicant: <hr/> Address: <hr/> Social Security Number: <hr/> Work Division or I.D. Number: <hr/> I hereby give my approval for verification of my employment and salary status. <hr/> Applicant Signature Date
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EMPLOYER'S VERIFICATION

Present Position	Date Hired	Present Rate of Pay
		Hourly \$ _____ X _____ hrs/wk X _____ wk/yr Weekly \$ _____ X _____ wk/yr Annual \$ _____ Per Year

Additional Compensation: (Actual Amounts received over the last twelve months)	Overtime \$ _____ Commissions \$ _____ Bonus \$ _____ Tips \$ _____
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Probability of continued employment:	Anticipated <u>Total</u> Income for the Next 12 Months:
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Military Service: If Applicant is in military service please report income on a monthly basis as follows:

Base Pay \$ _____; quarters & subsistence \$ _____; flight or hazard duty allowance \$ _____.

Please return this from to: <div style="text-align: center;"> The Gardens at Wesmont Station 1 Marion Pepe Drive, Apt. #A Lodi, NJ 07644 T: 973-778-7082 F: 646-723-9365 info@thegardensatwesmontstation.com </div>	<hr/> Employers Signature Date <hr/> Title Phone <hr/> Thank you for your assistance. <hr/> Management Representative
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Jersey Central Management - Equal Housing Opportunity





The Gardens at Wesmont Station, LLC
 1 Marion Pepe Drive, Apt. #A
 Lodi, NJ 07644
 T: 973-778-7082
 F: 646-723-9365



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 WESMONT STATION

E: info@thegardensatwesmontstation.com

APPLICATION FOR RENTAL

NOTICE: All adult applicants (18 or older) must complete a separate application for rental.
 Gray Areas Are to be Filled Out by Leasing Consultant

<i>Application Date:</i>	<i>Holding Deposit Due(VAC):</i>	<i>Rent:</i>	<i>Move In Date:</i>	<i>Leasing Consultant:</i>
<i>Apartment No:</i>	<i>Holding Deposit Due (NTV):</i>			

APPLICANT INFORMATION

Last Name		First Name		Middle
SSN Government Issued ID #		Date of Birth		Email Address
Cell Phone		Home Phone		Work Phone



CURRENT ADDRESS

Street Address		City, State		Zip
Date In	Scheduled Move Out Date	Landlord/Mortgage Co. Name		Landlord Phone
Current Rent/Mortgage	Reason for Leaving			

PREVIOUS ADDRESSES (LIST ALL ADDRESSES PAST 5 YEARS)

Street Address		City, State		Zip
Street Address		City, State		Zip
Street Address		City, State		Zip

Support Animals for the disabled are not considered pets, but do require advance written approval from management.

PETS			Type			Breed			Lbs. at full growth			
			Type	Breed	Lbs. at full growth	Type	Breed	Lbs. at full growth	Type	Breed	Lbs. at full growth	

CURRENT EMPLOYMENT & INCOME INFORMATION

Job Title		Employer/Company/Address			Monthly Gross Salary
Supervisor Name			Supervisor Phone		Start Date
(2nd Job if Applicable) Job Title		Employer/Company/Address			Monthly Gross Salary
Supervisor Name			Supervisor Phone		Start Date
Other Income Description if applicable					Monthly Income

