



# **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, 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. 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







## **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: 2.1.19





## **RENT AND POLICY SCHEDULE**

				WEEKLY	
UNIT	<b>TOTAL</b>		CURRENT	<b>INCOME</b>	DATE OF
TYPE	UNITS	SQ. FT.	RENT	REQUIREMENT	<b>CHANGE</b>
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: PREMIUMS:

One bedroom – up to two persons maximum

Garages: \$105.00 per month

Outdoor Parking \$35 per month

COMMUNITY POLICIESPETS (Restrictions Apply)Lease Term:12 months\$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 RENWAL 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**

			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 <b>646-</b>				
2. 3. 4. 5.	ed in this unit?  Heat Hot water athly rent? If yes, how or the surrounding areas?						
	What living condition did the applicant maintain?   Acceptable Unacceptable 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 Organiza						
	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	<del></del> :		
			Work Division or I.D. Nu	umber:		
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			I hereby give my approval for verification of my employment and salary status.			
employment in the space			Applicant Signature	Date		
	EM	PLOYER'S	VERIFICATION			
Present Position	Date Hired	Hourly \$ Weekly \$ Annual \$	Present Rate of PayX hrs/wk X wk/yrX wk/yr Per Year			
Additional Comper (Actual Amounts receive		lve months)	Overtime         \$           Commissions         \$           Bonus         \$           Tips         \$			
Probability of conti	nued employn	nent:	Anticipated <u>Total</u> Income for the Next 12 Months:			
Military Service: If A	Applicant is in milita	ary service plea	ase report income on a m	nonthly basis as follows:		
Base Pay \$ hazard duty allowan	ce \$	; quarters &	subsistence \$	; flight or		
Please return this from	om to:					
The Gardens	at Wesmont Sta	ation	Employers Signature	Date		
	epe Drive, Apt. 7	#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	at westitofftstatiofficoni	
			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		
<b>CURRENT ADDRE</b>	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	<b>.</b>				l		
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	
<b>CURRENT EMPLO</b>	YMEN	T &	INCOME	INFORI	MATION					
Job Tile Employer/Company						Month	Monthly Gross Salary			
Supervisor Name			Supervisor Phone			Start D	Start Date			
(2 <sup>nd</sup> 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 INFORMATION											
Year	Make	Model	Color		License Plate #						
	EMERGENCY CONTACT										
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:											
nave you eve	YES YES	NO NO	ii so, please list and explain the nature of the trime.								
Have you eve	r been evicted by a Landlord? (C YES	IRCLE) NO	If so, please li	st and explain the nature	e of the eviction:						
Any Litigation	such as Suits, Judgments, Bankru	ptcies, Foreclosures, etc.?	If so, please e	xplain:							
	YES List Names an	NO d DOB for EVERY Person th	nat will be res	iding in your home be	OW						
	ESC Names an										
FIR	ST NAME	LAST NAME	DATE O	F BIRTH RELA	ATIONSHIP TO APPLICANT						
OTHER INFO	DRMATION										
How did you	hear about The Gardens at Wes	mont Station Apartments? <mark>(F</mark>	lease Be Very	<mark>Specific)</mark>							
Please include	e any other information you bel	eve would help to evaluate t	his application	1:							
inducing app investigative and/or previo to obtain and to lease an a characteristic information a continuing rig purposes and in the event of non-refundar	I have read the foregoing and certify the information herein is TRUE and CORRECT, and that this application is submitted for the purpose of inducing approval of this application in my behalf. I understand that the procedure for processing my application includes the preparation of an investigative Consumer Report, whereby information is obtained through credit report(s), court records, and personal interviews with my current and/or previous landlord, employer, or others with whom I am acquainted. I hereby consent for you to process our application through Corelogic to obtain and verify my credit information, including, but not limited to a criminal background check for the purpose of determining whether or not to lease an apartment to me. This inquiry may include, but is not limited to, information regarding my character, general reputation, personal characteristics, and mode of living. I have the right to make a written request within a reasonable period of time to receive additional detailed information about the nature and scope of this investigation. Furthermore, I understand that should I lease an apartment, you shall have a continuing right to review my credit information, rental application, criminal background, payment history and occupancy history for account review purposes and for improving application methods. I hereby agree to execute a lease in accordance with the terms set forth in the rental application, in the event of the approval of this application. If I decide to cancel this application or fail to sign the lease I understand I would forfeit the non-refundable application fee/s and deposits/rent paid. Owner and/or agent for the owner reserve the right to reject this application and to refuse possession of the above mentioned accommodations. I/We understand that if our name(s) appear on the register of sex offenders, as well as on court records or the like, this application may be rejected. This information is not privileged, and is valid in copy and fax form.										
Gov't Is		't Forget to Include the Fol Security Card	lowing with you		tion Fee + Holding Deposit						
Applicant Sig		Date Sig			rred Move In Date						
Office Use Only Beyond This Point											
Application W	as (Circle One):	-									
Leasing Director	· Has Reviewed Application and All	Approved  Leasing Director Signatu	re	Conditionally Approved	Declined Date						
Documents Pro		3									
Apartment Le	eased to Applicant	Rent	Move In I	Date Agent							