

**THE GARDENS AT RARITAN
ONE CHESTER CIRCLE
NEW BRUNSWICK, NJ 08901
(732) 247-0600 ext. 104 or 105**

Dear Applicant:

Thank you for applying for an apartment home at The Gardens at Raritan. At this time, we would like to advise you of our policies regarding new apartment applications.

Available apartments are rented on a first come first serve basis from the date the completed application along with receipt of the applicable non-refundable processing fee. The fee covers a credit and criminal background check. No walked in credit or criminal reports will be accepted.

You, the prospective resident must provide the following:

1. Applicant(s) must provide a minimum of five years residence history on the application.
2. Verifiable income (2 current pay stubs or letter from employer) for each household member 18 years of age or older. Income other than employment such as social security, disability or child support will require documentation of such. If self-employed, income statements from accredited accountant or two years tax returns will be required. *Unemployment compensation is not acceptable as a form of income.*
3. Applicant(s) must provide copy of valid photo ID (i.e. drivers' license or state issued ID) along with a social security card that matches information given on application for each household member 18 years of age or older. Birth Certificates and social security cards are required for any minors that will be included in the household.
4. *The non-refundable application fee is \$35.00 for each applicant and \$35.00 for each additional household member 18 years of age or older. The fee must be paid in the form of a money order.*

Desired Apt. Floor plan _____ When are you looking to Move In: _____ Number of occupants to reside in Apartment _____

Following the application process, all qualified applicants will be notified of their status along with a lease signing and move-in schedule. You will be required to pay a \$500.00 holding fee also to be paid in the form of a money order or certified check within two days of your approval. **You have 72 hours to cancel after which the holding fee becomes non-refundable.** This holding fee will be deducted from the required security deposit for the unit which will be equal one and a half times the monthly rent for the desired unit. The balance of the security deposit is due at lease signing along with first month's rent/pro-rated rent.

If applicable, a pet damage fee is required in the amount of \$300.00 for each pet and the pet rent is \$25.00 per pet per month. The maximum weight limit for household pets is 30 lbs and a maximum of one pet per bedroom size will be allowed. All cats and dogs must be registered and licensed with The City of New Brunswick and all necessary proof of such license along with required vaccination records and picture of animal must be provided prior to move-in.

Do you own any pets? _____ if so, please specify type _____.

How did you find out about us? _____.

A co-signer will only be conditionally accepted when the applicant does not meet the credit or income criteria (Maximum of 2 co-signers will be allowed per apartment).

Applicants are screened through a third-party agency and may be rejected for but not limited to the following reasons:

- Unfavorable credit
- Unfavorable landlord references (i.e. eviction filings in the past 5 years, damages, skipped or disturbances)
- Unfavorable employment references
- Insufficient income to support the apartment unless subsidized. The minimum income is determined by the selected unit using the rent to income multiplier of 3.
- Inaccurate or falsified information submitted on the application.
- Any crime/felony convictions within the past (20) twenty years dependent on the type and severity.

All rejected applicant(s) will receive written notification outlining the reason(s) for rejection along with the name of the credit bureau which provided the credit information.

I HAVE READ AND UNDERSTAND THE ABOVE CONDITIONS

Applicant _____ Date: _____

Applicant _____ Date: _____

Raritan Brunswick LP/The Gardens at Raritan Rental Application

Tel: (732) 247-0600 • Fax: (732) 247-2832

Last Name			First Name			M.I.			Co-Applicant Last Name			First Name			M.I.														
Date of Birth / /			Social Security Number - -			Home Telephone () -			Date of Birth / /			Social Security Number - -			Home Telephone () -														
E-Mail Address						Mobile Telephone () -						E-Mail Address						Mobile Telephone () -											
Current Street Address						City			State			Zip Code			Co-Applicant Current Address (if different)						City			State			Zip Code		
Length of Residence at Current Address __ months						Ever Filed for Eviction? <input type="checkbox"/> Yes <input type="checkbox"/> No			Own or Rent? <input type="checkbox"/> Own <input type="checkbox"/> Rent			Length of Residence at Current Address __ months						Ever Filed for Eviction? <input type="checkbox"/> Yes <input type="checkbox"/> No			Own or Rent? <input type="checkbox"/> Own <input type="checkbox"/> Rent								
Previous Street Address						City			State			Zip Code			Co-Applicant Previous Address (if different)						City			State			Zip Code		
Length of Residence at Previous Address __ months						Ever Filed for Eviction? <input type="checkbox"/> Yes <input type="checkbox"/> No			Own or Rent? <input type="checkbox"/> Own <input type="checkbox"/> Rent			Length of Residence at Previous Address __ months						Ever Filed for Eviction? <input type="checkbox"/> Yes <input type="checkbox"/> No			Own or Rent? <input type="checkbox"/> Own <input type="checkbox"/> Rent								

Present Housing Information

Landlord or Agent Name			Landlord Telephone Number () -			Co-Applicant Landlord or Agent Name			Landlord Telephone Number () -								
Reason for Leaving			Length of Rental __ months			Monthly Rent			Reason for Leaving			Length of Rental __ months			Monthly Rent		

Employment / Income / Bank Information

Present Employer Name				Position				Co-Applicant Employer Name				Position					
Supervisor Name				Telephone Number () -				Supervisor Name				Telephone Number () -					
Employer Address				City				State				Zip Code					
Employed <input type="checkbox"/> Check Here if Not Employed				Salary / Wages <i>per</i> <input type="checkbox"/> month				Employed <input type="checkbox"/> Check Here if Not Employed				Salary / Wages <i>per</i> <input type="checkbox"/> month					
From				To				From				To					
				<input type="checkbox"/> year								<input type="checkbox"/> year					
Prior Employer Name				Position				Co-Applicant Prior Employer Name				Position					
Supervisor Name				Telephone Number () -				Supervisor Name				Telephone Number () -					
Employer Address				City				State				Zip Code					
Employed <input type="checkbox"/> Check Here if Not Employed				Salary / Wages <i>per</i> <input type="checkbox"/> month				Employed <input type="checkbox"/> Check Here if Not Employed				Salary / Wages <i>per</i> <input type="checkbox"/> month					
From				To				From				To					
				<input type="checkbox"/> year								<input type="checkbox"/> year					
Other Income <input type="checkbox"/> SSI <input type="checkbox"/> Disability <input type="checkbox"/> Retirement <input type="checkbox"/> Other				Amount <i>per</i> <input type="checkbox"/> month				Other Income <input type="checkbox"/> SSI <input type="checkbox"/> Disability <input type="checkbox"/> Retirement <input type="checkbox"/> Other				Amount <i>per</i> <input type="checkbox"/> month					
				<input type="checkbox"/> year								<input type="checkbox"/> year					
Bank Name				Telephone Number () -				Name				Telephone Number () -					
Account Number		Account Type <input type="checkbox"/> Checking <input type="checkbox"/> Savings		Ever Filed for Bankruptcy? <input type="checkbox"/> Yes <input type="checkbox"/> No		Account Number		Account Type <input type="checkbox"/> Checking <input type="checkbox"/> Savings		Ever Filed for Bankruptcy? <input type="checkbox"/> Yes <input type="checkbox"/> No		Account Number		Account Type <input type="checkbox"/> Checking <input type="checkbox"/> Savings		Ever Filed for Bankruptcy? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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I, _____ am applying for a
_____ bedroom apartment. I would like to move in on _____.

It has been explained to me that a maximum of one person may live in a studio apartment, a maximum of two people in a Junior One Bedroom/One Bedroom apartment, and a maximum of four people in Two Bedroom apartment.

I understand, and will abide by the occupancy standards of The Gardens at Raritan as explained above.

The following people will be occupying the apartment:

I understand that I will be held responsible for any legal charges and/or fines resulting from a violation of the above occupancy standards.

I understand that an inspection of my apartment, upon proper notice, may be done at any time for the purpose of verifying that I am not in a violation of the occupancy standards.

APPLICANT

DATE

APPLICANT

DATE