



**Promenade Apartments Rental Application - Required Information/Documentation**

Please provide the following information for all persons who will be occupying the apartment and for those who will be responsible for paying the rent as well.

1. A \$50.00 money order (**per applicant**) made payable to Nelson Management Group for a full credit report/background check.
2. A copy of two (2) most recent tax returns.
3. Four (4) most recent pay stubs, pension letter, or social security award letter. If self-employed, verified letter from accountant and copy of Schedule C.
4. Last twelve (12) months canceled rent checks

Other items such as bank statements and letters verifying employment and salary are also helpful.

For any questions regarding the above you can contact Nancy Marzano (718) 997-9500 ext. 105

Tenant(s) annual household income must be **40 TIMES THE MONTHLY RENT.**

Promenade Apartment participates in a New York City program preserving workforce and middle income housing. Due to this, certain income limits apply based on household size for incoming tenants when they move in. There are three income tiers at the property. Please see below for the **MAXIMUM** income allowable for tenant households upon moving in to the property for each income tier.

Household Size	<u>MAXIMUM</u> Annual Income	Household Size	<u>MAXIMUM</u> Annual Income	Household Size	<u>MAXIMUM</u> Annual Income
1	\$66,800	1	\$103,540	1	\$110,220
2	76,400	2	118,420	2	126,060
3	85,900	3	133,145	3	141,735
4	95,400	4	147,870	4	157,410
5	103,100	5	159,805	5	170,115
6	110,700	6	171,585	6	182,655

**EQUAL HOUSING OPPORTUNITY**



Nelson Management Group, Ltd.

**Move in Information**

Property Description \_\_\_\_\_ Rental Building \_\_\_\_\_  
Deposit \_\_\_\_\_ One months rent \_\_\_\_\_ Rent \_\_\_\_\_  
Contract Length \_\_\_\_\_ Move in Date \_\_\_\_\_ to be determined \_\_\_\_\_

**Applicant Information**

First name \_\_\_\_\_ Last name \_\_\_\_\_  
Social security number \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
License \_\_\_\_\_ Smoke? \_\_\_\_\_

**Co-Applicant Information**

First name \_\_\_\_\_ Last name \_\_\_\_\_  
Social security number \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
License \_\_\_\_\_ Smoke? \_\_\_\_\_

**Additional Occupants**

Name \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_  
Name \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_  
Name \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_  
Name \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_  
Name \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_



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Fair Housing Law**  
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**Current Address**

Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Manager \_\_\_\_\_ Manager Phone \_\_\_\_\_  
Start Date \_\_\_\_\_ End Date \_\_\_\_\_  
Reason for leaving \_\_\_\_\_

**Past Rental History**

Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Manager \_\_\_\_\_ Manager Phone \_\_\_\_\_  
Start Date \_\_\_\_\_ End Date \_\_\_\_\_  
Reason for leaving \_\_\_\_\_

**Employment History**

Company \_\_\_\_\_  
Manager \_\_\_\_\_ Manager Phone \_\_\_\_\_  
Employment Length \_\_\_\_\_ Monthly Pay \_\_\_\_\_

**Co-Applicant Employment History**

Company \_\_\_\_\_  
Manager \_\_\_\_\_ Manager Phone \_\_\_\_\_  
Employment Length \_\_\_\_\_ Monthly Pay \_\_\_\_\_



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**Additional Income**

Income source \_\_\_\_\_ Amount \_\_\_\_\_

Verify with? \_\_\_\_\_ Phone \_\_\_\_\_

**Bank Information**

Bank name \_\_\_\_\_ Account # \_\_\_\_\_ Amount \_\_\_\_\_

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Bank name \_\_\_\_\_ Account # \_\_\_\_\_ Amount \_\_\_\_\_

**Personal References**

Name \_\_\_\_\_ Relationship \_\_\_\_\_ Phone \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_ Phone \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_ Phone \_\_\_\_\_

**Automobile Information**

Make \_\_\_\_\_ Model \_\_\_\_\_ Plate # \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Plate # \_\_\_\_\_



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**Additional Information**

Have you ever been convicted of a crime? Describe and Date each one:

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Have you ever been evicted or declared bankruptcy? Describe and Date each one:

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\_\_\_\_\_ (initials) I agree to the following statement – I represent that the information provided in this application is true, complete and accurate to the best of my knowledge. I understand that any misrepresentation or omission of information is grounds for eviction.

\_\_\_\_\_ (initials) I agree to the following statement – I understand that the information provided might be used by Landlord to determine whether to accept this application. I authorize Landlord to verify all the information given in this application, including past rental information, personal references and employment information provided. I authorize the Landlord to obtain a current credit and criminal background check.

\_\_\_\_\_ (initials) I agree to the following statement – I understand that this application is not a rental agreement and that this application does not create any obligation on the Landlord.

The undersigned represent that the information provided in this application is true, complete, and accurate to the best of my knowledge. I understand that any misrepresentation or omission of information is grounds for eviction.

Signature\_\_\_\_\_

Date\_\_\_\_\_

Signature\_\_\_\_\_

Date\_\_\_\_\_

**PETS ARE NOT PERMITTED**



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**Storage AND/OR USE OF BBQ'S ARE NOT PERMITTED ON TERRACE**