



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.

<u>Household Size</u>	<u>MAXIMUM Annual Income</u>	<u>Household Size</u>	<u>MAXIMUM Annual Income</u>	<u>Household Size</u>	<u>MAXIMUM Annual Income</u>
1	\$73,100	1	\$113,305	1	\$120,615
2	83,500	2	129,425	2	137,775
3	93,900	3	145,545	3	154,935
4	104,300	4	161,665	4	172,095
5	112,700	5	174,685	5	185,955
6	121,000	6	187,550	6	199,650

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**

(The Fair Housing Amendments Act of 1988)

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_ Phone _____

Verify with? _____

Bank Information

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:

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

_____ (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