

NO PETS

PUNIA & MARX, INC.
APARTMENT APPLICATION

For Office Use Only

- Stab
- Non-Stab

Lease Beginning: _____

BUILDING NAME: Tracy Towers Associates, LLC
ADDRESS: 245 East 24th Street, New York, NY 10010-3821

APT. #: _____

TERM OF LEASE: _____ year(s)

MONTHLY RENT: _____

SECURITY – One Month

MOVE-IN DATE: ____/____/____

ATTACH PHOTO I.D. (i.e. Drivers License or Passport)

Date: _____ **Name(s) to Appear on Lease:** 1. _____
2. _____

1. Mr. Ms. _____
Last Name First Name Middle Initial

2. **Present Address:** _____ Day Phone: (____) _____
Street/Apt. #
_____ Evening Phone: (____) _____
City State/Zip

Reason for Moving: _____

NOTICE UNDER NYCAC §20-808

The application information provided by you may be used to obtain a tenant screening report; the name and address of the consumer reporting agencies that will be used to obtain such report are:
-Equifax Information Services P.O. BOX 740256, Atlanta, GA 30374;
-Experian NCAC, P.O. Box 9556, Allen, TX 75013;
-TransUnion Customer Disclosure Center, Trans Union Consumer Relations, P.O. Box 2000, Chester, PA 19022-2000

Persuant to federal, state, and local law:

1. If we take adverse action against you on the basis of information contained in tenant screening report, we must notify you that such action was taken and supply you with the name and address of the consumer reporting agency that provided the tenant screening report on the basis of which such action was taken;
2. If any adverse action is taken against you based on information contained in the tenant screening report, you have the right to inspect and receive a free copy of that report by contacting the consumer reporting agency;
3. Every tenant or prospective tenant is entitled to one free tenant screening report from each national consumer reporting agency annually, in addition to a credit report that should be obtained from www.annualcreditreport.com; and
4. Every tenant or prospective tenant may dispute inaccurate and incorrect information contained in a tenant screening report directly with the consumer reporting agency.

Applicant's Social Security#:

____-____-____

Date of Birth

___/___/___

Spouse's Social Security#:

(if applicable)

____-____-____

Date of Birth

___/___/___

3. **Employer:** _____ Telephone: (____) _____

Address: _____

Position: _____ How long: _____ Present Salary: _____

If less than 1 year, previous employer: _____

3a. **Spouse's Name:** _____

Spouse's Employer: _____ Telephone: (____) _____

Address: _____

Position: _____ How long: _____ Present Salary: _____

Apt. #: _____

EMAIL _____

Referred by _____

4. Present Landlord: _____ Telephone: (____) _____
How long a tenant: _____

5. References: (a) _____ Telephone: () _____
(b) _____ Telephone: () _____

6. Intended occupants of the apartment:

Adults Name: _____ Relationship: _____

Name: _____ Relationship: _____

Children Name(s): _____ Relationship: _____

- 7. Landlord shall make no alterations and shall not be bound by oral agreements.
- 8. If the Tenant does not sign and return to Landlord, or his agent, a signed copy of lease together with all payments, as provided in lease, within seven (7) days after notice by Landlord, then Landlord may, at his option, cancel Tenants application for apartment, and the deposit paid by Tenant under this agreement shall be retained as liquidated damages. Certified Mail from Landlord to Tenant shall be deemed sufficient notice.
- 9. Landlord may at his option reject all applications for apartments and return deposit to prospective Tenant.
- 10. Rent and term of lease to commence on date as notified by Landlord by Certified Mail thirty (30) days in advance of occupation due date (ON NEW BUILDINGS ONLY).

11. **POSITIVELY NO REFUNDS ON APPLICATIONS**

12. **APPLICATION IS SUBJECT TO LANDLORD OBTAINING A CREDIT REPORT.**

13. I hereby authorize Management to obtain consumer reports and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to credit history, housing court, social search, sex offender search, criminal background check, employment/income verification and prior residency verification. I understand that subsequent consumer reports may be obtained and utilized under this authorization in connection with an update, renewal, extension or collection with respect to or in connection with the rental or lease of a residence for which the application was made. I agree to hold the above named company and procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information.

Applicant's Signature Date

Spouse's Signature Date