

GUARANTOR'S CREDIT INFORMATION-PLEASE PRINT LEGIBLY

Address & Unit Applying for: _____

First Name: _____ Last: _____ Mid Int: _____

Guarantor for: _____

Date of Birth: _____ Social Security # _____

Home Phone # () _____ Work Phone #: () _____

Current Address: _____ Please circle: OWN/RENT

Former Address _____ Please circle: OWN/RENT

Guarantor's Employer: _____ Phone #: _____

Position: _____ Salary: \$ _____ per _____

Length of Employment: _____ Other Income: _____

This is an application form. The applicant understands that all information will be verified and credit bureau reports completed. Until the Landlord has approved the application, no tenancy has been created and you have no rights to this apartment. Any person signing on behalf of an applicant warrants and represents that said person has the authority to sign on behalf of such applicant. The undersigned warrants that all statements contained in this application are true, and recognized that the Landlord will execute a Lease in reliance upon the truthfulness thereof. Any deposit made by applicant, up to one month's rent, may be retained by Landlord as liquidated damages for failure of applicant to execute such Lease, make any payment hereunder, or if such Lease is terminated prior to occupancy for the untruth of any statement contained herein. The Rental Fee is not refundable once the applicant has been approved by the Landlord. The rental agent may obtain the credit bureau report described above and will share its contents with the Landlord. By signing below you agree with this procedure.

GUARANTOR'S SIGNATURE: _____ DATE: _____

(Application will not be processed without Guarantor's signature)

GUARANTY

The undersigned (the "Guarantor"), being the Parent / Guardian of _____ a tenant at the hereinafter described leased premises, and in consideration of the execution and delivery by the Landlord, at the request of the Guarantor, of a lease between _____ (the "Landlord") and _____ (the "Tenant"), leasing premises located at _____ # _____, and for the purpose of inducing Landlord to execute and deliver the said Lease, do hereby absolutely and unconditionally guarantee to Landlord, its successors and assigns, the full and prompt payment when due, of all rents, charges and additional sums coming due or accruing under said Lease and any and all amendments, extensions and substitution agreements thereto (the "Lease"), together with the performance of all covenants and agreements of the Tenant therein contained, and the full and prompt payment of all damages, charges, expenses or attorney's fees which are allowed under the Lease that may arise or be incurred by Landlord in consequence of Tenant's failure to perform such covenants and agreements. Guarantor hereby waives notice of amendments, extensions and substitution of parties and all defenses which may be available to it as a Guarantor or surety including but not limited to: presentment, demand, notice if dishonor, and protest, and any indulgence granted to Tenant.

EXECUTED under seal by the undersigned the day and year first written in the Lease.

GUARANTOR: _____

State of _____ County of _____ Date _____

Then personally appeared the above named _____ and acknowledged the foregoing instrument to be his/her free act and deed before me.

Notary Public
Commission exp. _____ / _____ / _____

Rental Application

(Subject to Owners Approval)

PREPARED BY: _____

DATE _____ NUMBER _____

NAME OF APPLICANT		HOME PHONE		INITIAL IF OVER 18 YEARS OF AGE	
PRESENT ADDRESS			DATES OF CURRENT OCCUPANCY:		FROM TO
CITY	STATE	ZIP CODE	AUTOMOBILE: MAKE/YEAR/REG STATE & NO.		SOCIAL SECURITY#
PRESENT LANDLORD		COMPLETE ADDRESS			PHONE NUMBER
FORMER LANDLORD		OCCUPANCY	COMPLETE ADDRESS		PHONE NUMBER
CURRENT EMPLOYER		COMPLETE ADDRESS			PHONE NUMBER
OCCUPATION/SOURCE OF INCOME		TYPE OF BUSINESS	SALARY	LENGTH OF EMPLOYMENT	
FORMER EMPLOYER		LENGTH OF EMPLOYMENT	COMPLETE ADDRESS		PHONE NUMBER
PERSONAL REFERENCE (NAME)		COMPLETE ADDRESS			PHONE NUMBER
IN CASE OF EMERGENCY NOTIFY (NAME)		COMPLETE ADDRESS			PHONE NUMBER
CREDIT REFERENCE		COMPLETE ADDRESS			PHONE NUMBER
BANK - CHECKING ACCOUNT		BRANCH ADDRESS			ACCOUNT NUMBER
BANK - SAVINGS ACCOUNT		BRANCH ADDRESS			ACCOUNT NUMBER

NAME OF ALL CO-TENANTS (EACH ADULT MUST FILE A SEPARATE APPLICATION)

APARTMENT NO./TYPE	TOTAL NO. OF OCCUPANTS	NO. OF ADULTS	NO. OF PETS
ADDRESS	NAMES & AGES OF MINOR CHILDREN		
CITY	OCCUPANCY DATE	RENT BEGINS	
TERM OF LEASE (MONTHS)	FROM (DATE)	TO (DATE)	

Base rent per month \$ _____
 (Subject to escalation as set forth in lease)
 Other Monthly Charges _____
 (e.g. parking, etc.) _____

Key/Lock _____
 Last Month's Rent _____
 Security Deposit _____
 Deposit on Account _____
 Balance Due _____
 Upon Acceptance _____

ARE YOU A CONVICTED FELON? (Y/N) _____ if "Yes" Please submit detail of conviction(s).

Base rent and other monthly charges are due and payable on the first day of each month in advance.

Pursuant to Massachusetts law, the Management shall not make any inquiry concerning race, religious creed, color, national origin, sex, sexual orientation, age, (except if a minor), ancestry or marital status of the Applicant or concerning the fact that the Applicant is a veteran or a member of the armed forces or is handicapped. The Applicant authorizes the Management and/or Renting Agency to obtain or cause to be prepared a consumer credit report relating to the Applicant.

Neither the Owner nor the Management is responsible for the loss of personal belongings caused by fire, theft, smoke, water or otherwise, unless caused by their negligence.

The undersigned warrants and represents that all statements herein are true and agrees to execute upon presentation a Rental Housing Association lease or Tenancy at Will agreement in the usual form, a copy of which the Applicant has received or has had occasion to examine, which lease or agreement may be terminated by the Lessor if any statement herein made is not true. Deposit is to be applied as shown above, or applied to actual damages sustained by the Owner, except it is to be refunded if said application is not accepted by the Owner. This application and deposit are taken subject to previous applications.

THIS APPLICATION MUST BE ACTED UPON BY THE OWNER ON OR BEFORE _____

The Renting Agent is an independent contractor and has no authority to make any representation concerning the premises; the Renting Agent is only authorized to show the apartment for rent and to assist in the screening of Rental Applicants.

Renting Agent..... Applicant Signature.....

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