



Rental Application

661-663 South Avenue, Rochester, New York 14620 v: 585.271.8028 f: 585.473.4995

Please note: This Application must be accompanied by a Deposit Agreement, and, if applicable, a signed Landlord Reference form for each prior residence listed in Section B. Each co-applicant must complete a separate Rental Application.

FOR OFFICE USE ONLY

Date _____
Agent _____
Address _____
Rent _____

PART A: PLEASE TELL US ABOUT YOURSELF

FULL NAME _____ Phone () _____
Social Security No. _____ Driver's Lic. #/State _____
Name of Co-Applicant _____ Phone () _____
Social Security No. _____ Driver's Lic. #/State _____

PART B: PLEASE GIVE US YOUR RESIDENCE HISTORY FOR THE PAST THREE YEARS

CURRENT ADDRESS _____ ZIP Code _____
Month & Year Moved In _____
Reason for Leaving _____
Owner or Agent _____ Phone () _____
Monthly Payment \$ _____

PREVIOUS ADDRESS 1 (if within 3 years) _____
Month & Year Moved In _____ Moved Out _____
Reason for Leaving _____
Owner or Agent _____ Phone () _____

PREVIOUS ADDRESS 2 _____
Month & Year Moved In _____ Moved Out _____
Reason for Leaving _____
Owner or Agent _____ Phone () _____



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PART C: PLEASE PROVIDE YOUR EMPLOYMENT AND INCOME INFORMATION

YOUR STATUS: Employed Full-time Student Retired Not Employed

CURRENT EMPLOYER (or most recent) _____

Address _____ Phone () _____

Date (s) Employed/From _____ To _____ Position _____

Supervisor _____

Your Net Monthly Salary \$ _____ Household Net Monthly Income \$ _____

PREVIOUS EMPLOYER (within last three years) _____

Address _____ Phone () _____

Date (s) Employed/From _____ To _____ Position _____

Supervisor _____

If there are other sources of income you would like us to consider, please list income, source, and person (banker, employer, etc.) who we can contact for confirmation. You do NOT have to reveal alimony, child support, or spouse's annual income unless you want us to consider it in this application.

Amount \$ _____ Source _____

Amount \$ _____ Source _____

Amount \$ _____ Source _____

Please note: We will require proof of all income listed in this section. Your consent to our verification of this income is contained in Section H below.

PART D: PLEASE LIST ALL OCCUPANTS OF APARTMENT, INCLUDING YOURSELF

NAME: _____ ADDRESS: _____

NAME: _____ ADDRESS: _____

NAME: _____ ADDRESS: _____

NAME: _____ ADDRESS: _____

PART E: VEHICLE INFORMATION

Make/Model _____

Year _____ Color _____ Plate No. _____ State _____

Make/Model _____

Year _____ Color _____ Plate No. _____ State _____



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PART F: OTHER INFORMATION ABOUT YOUR RENTAL HISTORY

HAVE YOU EVER:

- Been sued for non-payment of rent? Yes No
Been evicted or asked to move out? Yes No
Broken a rental agreement or lease? Yes No
Been sued for damage to property? Yes No

Please include any additional information that might help us evaluate your application.

How did you hear about our property?

If we have any questions about your application, please provide your phone numbers so we can contact you.

Day: _____ Night: _____ Mobile: _____

PART G: IN CASE OF PERSONAL EMERGENCY

Please Notify: _____

Relationship: _____

Full Address: _____

Day: _____ Night: _____ Mobile: _____

PART H: SIGNATURE AND CONSENT TO INCOME AND CREDIT VERIFICATION

Your signature on this application authorizes us to request and review a credit report and investigative consumer report containing information obtained through personal interviews with your neighbors, friends, and others with whom you may be acquainted. This report includes information concerning your character, general reputation, and personal characteristics. You acknowledge that you have the right to make a written request within a reasonable period of time to receive additional detailed information about the nature and scope of this investigative report.

Our acceptance and review of your Rental Application does not constitute an approval of your Application or an agreement to lease. If we approve your Application and enter into a Lease Agreement, however, the information and representations on this Application will become part of our Lease.

Applicant Signature: _____ Date: _____



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FOR OFFICE USE ONLY: PLEASE DO NOT WRITE BELOW

Payment of \$ _____ Received by (Name) _____ Date _____

This application form received by (Name) _____ Date _____

REFERENCE NAME	REFERENCE COMMENTS
----------------	--------------------

_____	_____
_____	_____
_____	_____
_____	_____

COMMENTS:

This Application: Approved Not Approved

By _____ Title _____ Date _____

If not approved, specify reason (s) _____

Applicant notified by (Name) _____ Date _____

Method: Letter (Attach Copy) Telephone In Person



Deposit Agreement

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A deposit equal to one month's rent is due at the time you submit your Application. If we approve your Application and enter into a Lease Agreement, we will keep your deposit and treat it as your security deposit under the Lease. If we do not approve your Application, we will keep \$20 of your deposit, or the cost of your credit report (whichever is less), as an application fee and return the balance to you.

Once we approve your Application, you still have 48 hours to change your mind and request a return of your deposit. If you notify us within this 48-hour period that you do not want to sign a Lease Agreement, we will retain \$20 of your deposit, or the cost of your credit report (whichever is less), as a processing fee and return the balance of your deposit to you. If you notify us after this 48-hour period has passed that you will not enter into a Lease, we will retain the full deposit received along with this Application and will release you from any further obligation to us.

If, after reviewing your Application, we inform you that we cannot approve it unless you provide a guarantor, you may withdraw your Application and receive a refund of your deposit less \$20, or the cost of your credit report (whichever is less), which we will keep as an application fee. If you agree to provide a guarantor you must do so within three business days or you will forfeit your entire deposit.

Our acceptance of your deposit under this Deposit Agreement does not constitute our approval of your Application or an agreement to enter into a Lease with you.

Applicant Signature: _____

Date: _____



Landlord Reference

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Applicant's Name (1): _____ Address: _____

Applicant's Name (2): _____ Address: _____

I (we) hereby give permission to release any and all information regarding my (our) rental history.

Signature: _____ Signature: _____

To Whom It May Concern:

The person named above has applied to rent an apartment at South and Hickory Place, and has provided your name as a current or previous Landlord. We are asking for your assistance with our approval process. Please fill out the information below at your earliest convenience, and fax or mail the form back to our leasing office. We will keep this information in confidence.

Dates of residency: ____/____/____ through ____/____/____

Amount of monthly rent: \$ _____ Amount of security deposit: \$ _____

Number of late payments in past 9 months: _____

How late? _____ Late fees paid? _____

Were there any lease violations? _____

If so, what were the nature of the violations? _____

Has the resident been violent or consistently abusive towards other residents, guests, visitors, the Landlord, or the Landlord's employees? _____

Has the resident damaged their apartment, common areas, grounds, or the property of the Landlord or other tenants? _____

Has the resident consistently disturbed the right to quiet, peaceful enjoyment of other tenants at your community? _____

Will you (did you) keep any of the security deposit? _____

Would you rent to this applicant in the future? _____

Additional comments: _____

Name and title of the person supplying the above information (please print): _____

Signature: _____ Date: _____

Thank you!

South and Hickory Place



Frequent Questions

661-663 South Avenue, Rochester, New York 14620 v: 585.271.8028 f: 585.473.4995

1). What does my rent include?

All residents of South and Hickory Place receive maintenance services, refuse collection, and upkeep of the grounds, including landscaping and snow removal. Your rent also includes basic cable service from Time Warner, as well as Greenlight Networks' Superfast High Speed fiberoptic internet service. Every residence features self-contained heating, air conditioning and hot water units. You are responsible for all utility services to your residence including gas and electric, water, telephone, and any upgrades to your complimentary cable and internet services.

2). Do you provide laundry facilities?

Each floor contains a laundry room with washers and dryers, so there is no need to leave the site to do your laundry.

3). Do you provide window treatments?

Yes. All of our residences have mini-blinds on the windows.

4). Is parking available?

Yes: each residence has one off-street parking spot per bedroom (studios and 1 bedroom apartments each have 1 spot, and 2 bedroom apartments have 2 tandem spots) in our private parking lot behind the building.

5). Is extra storage available?

Most of our apartments offer some combination of walk-in closets, linen closets, and kitchen pantries that provide room for extra storage.

QUESTIONS ABOUT OUR APPLICATION PROCESS

6). How long is the lease term?

Our lease terms are for one year.

7). How can I apply for an apartment or townhome?

Application forms are available in our brochure and on our website. The application includes a deposit agreement and landlord reference. By signing the application form you authorize us to verify your income, check your credit, and ask for references from other rental properties where you have lived during the last three years.

8). How much does the application process cost?

We need to receive a security deposit equal to one month's rent with your application form. If we accept your application but you change your mind within 48 hours of our acceptance, we will keep \$20 of your deposit, or the cost of your credit report (whichever is less), as a processing fee and return the balance of your deposit. If you cancel more than 48 hours after we accept your application, we will retain your entire deposit and release you from any further obligation to us. Finally, your first payment of rent will be due when you sign your lease.



Frequent Questions

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QUESTIONS ABOUT OUR APPLICATION PROCESS CONTINUED

9). What do you accept as proof of income?

We will accept your most current pay stub. We also accept tax forms, letters from your employer on company letterhead, and written job offers. Letters from your employer must specify your starting date and annual income, be signed by your supervisor, and provide your supervisor's telephone number.

10). What if I do not meet the income requirement for a particular apartment?

We allow someone to co-sign your lease. Your co-signer must meet our credit and income requirements and must live in the United States.

11). Do you accept Section 8 applications?

No, we do not participate in the Section 8 program.

However, we DO have 14 apartments that have been designated as "Affordable" by the City of Rochester's Rental Housing Fund. Please see the "Pricing and Affordable Housing" insert.

QUESTIONS ABOUT PEOPLE, CARS, AND PETS

12). How many people can occupy my residence?

We allow only two people per bedroom. The limits are as follows:

Studio: two people maximum | One bedroom: two people maximum | Two bedrooms: four people maximum

13). How many cars can we park on site?

To preserve available parking, we limit the number of cars per unit. We allow one car for each studio and one bedroom, and two cars (parked in tandem) for each two bedroom apartment.

14). Do you allow pets?

Yes, we allow up to two cats (under 25lbs.) per apartment on the terms specified in the Pet Addendum to our lease.

HOW TO CONTACT US

Please call, or write Lisa Fergen at this address: South and Hickory Place | 661 South Avenue | Rochester, NY 14620
Phone: 585-271-8028 | Fax: 585-473-4995 | E-mail: LFergen@KonarProperties.com

WELCOME TO THE SOUTH WEDGE!