

Tower Management

Dear Applicant:

Thank you for choosing to rent with Tower Management Service, L.P.

Attached you will find a New Jersey Fair Chance In Housing Act (“FCHA”) Disclosure Statement and an Application for Residency. Please read the FCHA Disclosure Statement and return a signed copy to our Rental Office along with your fully completed application, application fee and required documentation.

We require **two (2) forms of identification (picture identification and social security card)** and **two (2) current pay stubs**. We require that each adult living in the apartment be listed on the Lease Agreement. **Therefore, each adult needs to complete an application and provide all required documents.**

The application fee is:

Per adult\$40.00

The application fee should be paid with a **money order**, made payable to Tower Management Service, LP, and returned to our Rental Office along with the completed FCHA Disclosure Statement, application, identification and income documentation. **APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING UNLESS ALL DOCUMENTATION IS COMPLETE.**

In the event that your application is accepted, processed and approved following your initial screening, you will be provided a conditional offer of housing as explained in the accompanying FCHA Disclosure Statement.

In the event a final offer of housing is thereafter extended, you will need to provide a deposit equal to one months rent in the form of a cashier’s check or money order, made payable to Tower Management Service, LP. The security deposit of 1 months rent, can be paid with a cashier’s check or money order, and brought in at the time of your lease signing.

Please note that Tower Management Service, LP, complies with all State and Federal statutes including, but not limited to, the New Jersey Fair Chance in Housing Act, The New Jersey Law Against Discrimination, Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) as amended, which prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status, (including children under the age of 18 living with parents or legal guardians, pregnant women, and people securing custody of children under the age of 18), handicap (disability) and any other protected characteristic.

Should you have any questions, please feel free to contact us for further assistance.

Thank you,
Tower Management Service, LP

APPLICATION FOR RESIDENCY

Please Print Clearly

This is an application for housing at:	Apt. No.:
How did your hear about our community:	Rental Amount:
	Security Amount:

Applications are processed in order of date and time received. An applicant may be interviewed only after the receipt of this tenant application.

Do you own any animals? (Including but not limited to: dogs, cats, birds, fish, reptiles, rodents, service/support animals)	Yes	No
If yes, please complete our Pet Application and provide all required documentation.		

A. GENERAL INFORMATION

Applicant Name(s):			
Date of Birth:		Social Security Number:	Email Address:
Present Address:	Street _____ Apt. _____		
	City _____ State _____ Zip Code _____		
Daytime Telephone		Evening Telephone	
Do you presently:	♦ RENT or ♦ OWN (circle one)	Lease Expiration Date:	

B. HOUSEHOLD COMPOSITION

List ALL persons who will live in the apartment. List the head of household first.

Name	Birth Date

C. INCOME		
Household Member Name	Source of Income	Monthly Amount
	Employment amount	\$
	Employer:	
	Position Held:	
	How long employed:	
	Is salary paid: ____ weekly ____ bi-weekly ____ monthly ____ other	
Other Source of Income		
Source:	Amount: \$	
	Paid: ____ weekly ____ bi-weekly ____ monthly ____ other	
Source:	Amount: \$	
	Paid: ____ weekly ____ bi-weekly ____ monthly ____ other	

D. REFERENCE INFORMATION		
Current Landlord	Name:	
	Address:	
	Home Phone:	
	Bus. Phone:	
	How Long?	

E. VEHICLE INFORMATION (if applicable)	
List any cars, trucks, or other vehicles owned.	
Type of Vehicle:	License Plate #:
Year/Make:	Color:
Type of Vehicle:	License Plate #:
Year/Make:	Color:

F. EMERGENCY CONTACT INFORMATION

PLEASE PROVIDE EMERGENCY CONTACT INFORMATION FOR SOMEONE WHO CAN PROVIDE PERMISSION FOR US TO ENTER YOUR APARTMENT IN CASE OF AN EMERGENCY IF YOU ARE UNAVAILABLE.

NAME:

ADDRESS:

PHONE #:

EMAIL ADDRESS:

RELATIONSHIP:

Have you ever been convicted of drug-related activity related to the manufacture or production of methamphetamine on the premises of federally assisted housing?

Yes

No

Are you subject to lifetime registration under a state sex offender Registry?

Yes

No

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**TO COMPLETE THIS APPLICATION FOR TENANCY,
PLEASE CAREFULLY READ ALL TERMS AND
COMPLETE THE ATTACHED PAGES WHICH
FORM PART OF THE APPLICATION.**

**APPLICANT MUST ALSO SIGN AND RETURN THE FCHA
DISCLSOURE STATEMENT PROVIDED**

PLEASE READ ALL TERMS CAREFULLY ON THIS FORM AND SIGN BELOW:

This property complies with all state and federal statutes which prohibit discrimination in the rental of dwellings.

This application is subject to the property's approval, and may without designating cause, be disapproved by them. I understand that this application creates no obligation for Landlord or applicant. This application may be made part of my lease. I understand that the truth of the information contained herein is essential. If the owner or its agent deems any answer or statement herein to be false, or misleading, any lease granted by virtue of this application may be canceled at their option.

**AGREEMENT, AUTHORIZATION AND CONSENT FOR RELEASE OF
BACKGROUND INFORMATION**

I understand that in conjunction with my application for residency, the Property and/or Tower Management Service, L.P. ("Tower") may use the services of an outside agency to research and verify the information I have provided on my application for residency including my personal background, character, professional standing, work history and qualifications. I therefore authorize the Property and/or Tower to verify any information provided by me in this residency application and any supplemental attachments, including but not limited to: current and former employers, department of motor vehicle records, military records, credit reporting agencies, education records, professional and personal references and workers compensation records including and I agree, authorize and consent to the release and disclosure of any and all information including but not limited to the above to the Property, Tower and/or any credit companies.

I further agree, authorize and consent to the Property and Tower to obtaining a consumer report from TenantSafe, Inc. (or any other entity hired for this purpose) and/or investigative consumer report, which may contain information about my credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics, and mode of living. In accordance with the Fair Credit Reporting Act, I will be notified by the Property and/or Tower if my tenancy is denied because of information obtained from a consumer reporting agency. I further understand that have been advised under Section 606B of the Fair Credit Reporting Act that I may request a copy of the report from the consumer reporting agency having conducted the background investigations.

By signing this application, I hereby expressly release the Property, Tower and any agent, procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information and understand that my application information may be provided to various local, state and/or federal government agencies, includes without limitation, various law enforcement agencies in connection with my application for tenancy.

SIGNATURE (S):

(Signature of Applicant)

Date