

## RENTAL APPLICATION

Wellington Terrace Apartments 80 Wellington Terrace Drive Manchester, NH 03104 Tel 603.668.3777 Fax 603.622.0866 info@wellington-terrace.com

www.wellington-terrace.com

PLEASE PRINT CLEARLY, ALL SECTIONS MUST BE COMPLETED FOR PROMPT PROCESSING.

Date Needed	Spoke With
Unit Size / Type	
□ 1 BR Garden	□ 2 BR Townhouse
□ 1 BR Deluxe	□ 3 BR Townhouse
□ 2 BR Garden	Unit
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housing at Wellington Terrace Apartments managed by Madison Properties. I also realize that this application is good for only six months and that I will have to contact the resident manager at the end of six months to bring information up to date and also give notice that I am still available for an apartment. If I fail to do so, I understand that my name will be dropped from the waiting list. \*\*PLEASE READ & SIGN REVERSE SIDE-→

Print Name

Signature

Dated

# W.R.P PROPERTIES, LLC - LEASING GUIDELINES

### **EQUAL HOUSING**

This Community does not discriminate on the basis of race, color, creed, religious affiliation, sex, age, familial status, disability, national origin, marital status, sexual orientation, or receipt of public assistance.

#### IDENTIFICATION

All visitors must present a valid driver's license or other photo identification in order to view the community

## QUALIFYING STANDARDS

**Rental History:** 

Up to seven (7) years of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice with no damages is expected. For applicants who are homeowners, permission must be granted to veri1' payment history with the bank or lending institution.

**Credit History:** 

An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one, which reflects past or current bad debts, late payments, or unpaid bills, liens, judgments or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be given the name, address and telephone number of the credit-reporting agency that provided the credit report (but not to be told the content of the credit report). An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit-reporting agency, correct any erroneous information that may be on the report, and submit an application to this community.

Falsifying Information:

By signing the application you are claiming that all information is true. If you knowingly give false or inadequate information, your

application will be denied.

Income:

Applicants must have a gross income source that can be verified and is at least two and a half (2.5) times the monthly rent of the apartment being leased. Acceptable income verification may include pay stubs received during the last month, signed employment verification on company letterhead, a w-2, or personal income tax return. Self-employed applicants will be required to supply the most

**Criminal History:** 

A criminal background check will be performed for each proposed occupant over the age of 18 and this application provides authorization for this check to be performed. The application will not be completed until all proposed occupants over the age of 18 have provided authorization for a criminal background check. An adverse history of criminal convictions or behavior involving drug related criminal activity, violence, destruction of property, or signify a threat to health or safety may result in the rejection of the application pursuant to the lessor's Criminal Background Check Policy.

### **OCCUPANCY & POL**

Occupancy:

Lessee and lessor must comply with all local laws and regulations of the city's zoning and health departments pertaining to the maximum number of occupants that may reside in the apartment unit.

Pet Policy:

Maximum 2 cats and 1 dog or 1 dog and 1 cat. We reserve the right to deny pets due to breed restrictions including but not limited to: Pit Bulls, Rottweiler's, German Sheppard, Doberman Pincheser, Boxers, Chows, Great Danes, Husky, mixed breeds of restricted animals, and any dog over 35 pounds. Exceptions to the pet policy are made for tenants who require the assistance of a service animal due to a qualifying disabling condition under the Fair Housing Act. If you require the assistance of a service animal, a written request for reasonable accommodation should be submitted to the lessor.

Parking: One assigned parking lot space will be given to registered drivers per Unit. No more than two spaces can be guaranteed.

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ACCEPTANCE		
By signing below, I hereby agree to the terms, con-	ditions, and guidelines that a decision w	rill be based on set forth above.
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Applicant	_ Date	Management Representative

Use the following space to provide any additional explanations or informaton for questions on reverse side