

FRANKEL MANAGEMENT CO.

RENTAL APPLICATION

DATE _____

Building Complex Colonial Court Apartments and Townhomes Building No. _____

Building Address _____ Apt. No. _____

Monthly Rental Rate _____ Term of Lease _____ From _____ To _____

Type of Apartment _____ Carport _____

ID:
Source:
Notes:

Approximate Move-In Costs

	Date Paid	Amount Paid
Security Deposit	_____	& _____
Non-refundable App Fee	_____	& _____
Balance Due	_____	& _____
Pro-rate Rent Due	_____	& _____
First Month's Rent	_____	& _____
Balance Due at Move In	_____	& _____

Move-in cost **MUST** be paid in money order, certified cashier's check, credit/debit card, VISA, MasterCard or Discover. Personal checks, business checks or cash **NOT ACCEPTED**.

INFORMATION AND REFERENCES

Name _____ Birthdate _____ Social Security No. _____

Present Landlord _____ How Long _____ Phone _____

Present Address _____ City _____ State _____ Zip _____

Phone/Home _____ Cell _____ Email _____

Previous Landlord _____ How Long _____ Phone _____

Previous Address _____ City _____ State _____ Zip _____

Present Employer _____ Supervisor _____ Phone _____

Starting Date _____ Monthly Income _____ Position _____

Previous Employer _____ Supervisor _____ Phone _____

Length of Employment _____ Monthly Income _____ Position _____

Vehicle Make & Model _____ License Plate No. _____ Drivers License No. _____

RETAIL CREDIT REFERENCES

1 _____ 2 _____ 3 _____

Name

Name

Name

PERSONS OTHER THAN APPLICANT TO OCCUPY APARTMENT

Name _____ Birthdate _____ Relationship _____

Name _____ Birthdate _____ Relationship _____

Name _____ Birthdate _____ Relationship _____

IN CASE OF EMERGENCY – PLEASE NOTIFY:

Name _____ Relationship _____

Address _____ City _____ State _____ Zip _____ Phone _____

**TENANT ACKNOWLEDGES RECEIPT OF A COPY OF THE RULES AND REGULATIONS ON REVERSE SIDE
FOR RESIDENTS AND AGREES TO BE BOUND BY THE SAME.**

FRANKEL MANAGEMENT COMPANY

APPLICANT SIGNATURE

Acceptance of this application does not guarantee specific location of said apartment type.

AGREEMENTS

1. The Landlord will either accept or decline this application upon receipt of credit report on above applicant. If accepted, the deposit above specified will be credited on account of the security deposit; if declined, the deposit will be returned to the applicant, thereby waiving any claim for damages by reason of non-acceptance of this application, which the Landlord may decline without stating any reason whatsoever for so doing.
2. Applicant will not park any type of trailer on the premises, without consulting Landlord at _____, (managers office), Phone _____
3. In the event of cancellation by applicant within five (5) days after the date of this application, there will be a service charge of \$100.00 which shall be deducted from the funds held on deposit with this application. The aforesaid \$100.00 charge represents the reasonable cost of processing this application, the procurement of a credit report(s) on the applicant and verification of references listed. In the event of cancellation by applicant after five (5) days of the date of this application, Landlord shall retain the full amount deposited with it as liquidated damages.
4. This rental application is not a lease of premises and is to be construed as an offer by the applicant to enter into an agreement of lease. However, if the rental application is accepted and a lease of premises entered into, said rental application and the representations, conditions and provisions of same shall be made a part of said lease, as though incorporated therein.
5. No dogs or cats or other pets allowed on the premises. Pets may be evicted from the premises without cause at the pleasure of the Landlord.
6. Landlord shall not be responsible to applicant in any form or manner whatsoever, if the current tenant in possession fails to timely vacate the premises in question, and holds over, contrary to the anticipated move-in-date assigned applicant.

COMMENTS

NOTE: You must call the utility company to connect your utilities the day you move in.

RULES AND REGULATIONS

1. These rules and regulations are for the protection of the rights and privileges of the Tenant and the protection of the Landlord's property also to aid the Tenant in the full enjoyment of his occupancy of these premises. The Tenant and members of his household, guests, and employees shall comply with all laws and city ordinances, rules and regulations now or hereafter adopted by the Landlord for the safety, comfort and welfare of the occupants.
2. The entrance, sidewalks, passages, halls, corridors, stairways, elevators, exits, and fire escapes shall not be obstructed by the Tenant, his agents, or servants, nor used by him or them for any other purpose than ingress to or egress from the premises hereby leased. No furniture or bulky articles shall be carried up or down the stairways of said building except at such times and under such regulations as may be prescribed by the Landlord, and any damages to the building, caused by the moving or carrying of articles thereon shall be paid for by the Tenant.
3. The Tenant shall not perform any acts or carry on any practice which may injure the building. The Tenant shall close the main entrance door and apartment doors when leaving the building or apartment. Tenant shall not throw sweepings, rags, garbage, rubbish, etc., into toilets, bathtubs, sinks, halls, corridors, or any place not provided for same.
4. Premises rented must be kept clean and nothing shall be thrown from doors or windows of the building nor shall dust, rubbish, paper boxes, etc., be kept on porches, halls, or stairways. Garbage and refuse must be put into containers, and in compact bundles or sacks, wrapping wet items to prevent odors, container lids shall be closed, as prescribed by the local ordinances and in strict compliance with police and health regulations and rules of the building management. Pouring of grease into sinks, or toilets is forbidden. All grease shall be disposed of by placing in leakproof containers and wrapped in several thicknesses of newspaper before placing in the rubbish containers. Toilets, sinks, bathtubs, furnaces, hot water equipment, refrigerators, stoves, dishwashers and other equipment furnished by the Landlord must be used only for the purpose for which they were constructed and meant to be used. No one is allowed to tamper or meddle with fixtures in any part of the building. No equipment may be moved from any part of the premises. All equipment must be permanently retained in its original location, except by special permission of manager — and record thereof incorporated in Lease.
5. Nothing shall be done in or about the building which will interfere with the rights, comforts, or convenience of other Tenants. No musical instruments, radios, television or phonograph or similar devices shall be operated in a manner that is disturbing or annoying to other Tenants, nor shall any disturbing noises be made at any time.
6. The Tenant shall not make any repairs or alterations to the demised premises, or the equipment therein, without the written consent of the Landlord or its agents, nor shall any of the following work be done without the written consent of the Landlord or its agent, and then only under its supervision:
 - a. Install any additional locks, picture hooks, or fixtures.
 - b. No tacks, nails, or other fasteners, or cement shall be used in laying carpets, rugs, or linoleum on the floor.
 - c. No nails, hooks, bolts, or screws shall be placed in the walls, doors, or trim.
 - d. No extra electrical wiring shall be done in the premises.
 - e. No radio or television aerials or wires shall be erected in or about any part of the premises.
 - f. No awnings or other projections shall be attached to or protrude beyond the outside walls of the building, and no blinds, shades, or screens shall be attached to or hung in or used in connection with any window or door of the demised premises.
 - g. No window boxes, flower pots or other containers shall be affixed to outside walls.
 - h. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, printed or affixed on any part of the outside of the demised premises or building.
7. Laundry work shall be done only in the rooms provided for such purposes. Washing machines and dryers shall be used and operated in basement only.
8. Parking space will be provided as required by city or township building codes. The parking of commercial vehicles or any vehicle other than regularly used passenger cars by Tenant or their guest within the limits of the apartment grounds is strictly prohibited. All automobiles parked on the premises must have current year license plates and be maintained in a drivable condition. Covered carports shall be used only by residents leasing the same or when provided with the leased premises. No car repairing, polishing or washing shall be done in the driveways or parking areas.
9. The Tenant shall not use nor keep inflammable materials on the premises or in storage rooms, nor use any method of heating other than that supplied by the Landlord.
10. The Landlord may retain a pass key to the premises. No Tenant shall alter any lock, install a new lock, or a knocker on any door of the demised premises without the written consent of the Landlord or the Landlord's agent. In case such consent is given, the Tenant shall provide the Landlord with an additional key for the use of the Landlord pursuant to the Landlord's right of access to the demised premises.
11. The Tenant must report to the Management at once any accident or injury to water pipes, toilets, drains, or fixtures, electric wires or fixtures, or other property of the Landlord, and all breakage, damage, or loss of any kind.
12. The Landlord in all cases shall retain the right to control and prevent access to the building and grounds of all persons whom it considers undesirable.
13. The trees and shrubbery are a vital and valuable part of the premises and the Tenant shall be liable for damages or any mutilation or defacing thereof under his responsibility.
14. No personal property of any kind shall be placed or kept on the lawns nor shall such areas be used for lounging, playing or any other activities without the consent of the Landlord.
15. A storage locker is provided for each apartment. Tenant shall not store any furnishings, appliances, bicycles and/or other goods outside of the storage locker or demised premises without the express written consent of Landlord or its agents.
16. No Tenant shall allow anything whatever to fall from the windows or doors of the demised premises, and window sills shall be kept free from all personal property.
17. It is further agreed between the parties herein that Tenant and their guests shall not operate a motor vehicle in the service areas, driveways, or parking lots at a speed in excess of fifteen (15) miles per hour.