



Prospective Tenant Application

subject to owner's approval

Personal Information:		Initial if over 18: _____ Date: _____	
Name of Applicant		Cell Phone #	Social Security # (required)
Current Address		(City, State, Zip)	Email Address
Emergency Contact	Phone #	Address	
Landlord History:			
Current Landlord		Landlord Phone #/Email	Dates of Occupancy, From: _____ To: _____
Previous Landlord		Landlord Phone #/Email	Dates of Occupancy, From: _____ To: _____
Previous Address		(City, State, Zip)	
Professional Information: Guarantor Required: Yes or No Please attach copies of 2 recent pay stubs to application			
Current Employer		Address	Manager Phone Number/Email Address
Occupation	Type of Business	Yearly Salary	Length of Employment
Student Information: Guarantor Required: Yes or No (All students require acceptable guarantor)			
Name of School		Address	Registrar Contact Info
Guarantor Name:		Phone Number:	Email Address:

Apartment Information:

Address of apartment applying for:		Unit #	Date of Occupancy:
Rent Begins:	Term of Lease (months):	From (Date):	To (Date):
# of Pets	Pet Breed	Size/Weight	
Names of Co-Tenants (Occupancy limited to named tenants ONLY)			

Payment	Amount Due	Date Due
Lease Fee (\$150.00)		Upon Application (if applicable for Landlord)
Application Fee (\$50.00 per)		Upon Application
Cosigner Fee (\$50.00 per)		Upon Application (if applicable)
First Month's Rent		With signed leases (if applicable)
Last Month's Rent		With signed leases (if applicable)
Security Deposit		With signed leases (if applicable)

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. Pursuant to Massachusetts Law, neither JP Rentals and Sales nor the Lessor shall not make any inquiry concerning race, religious creed, 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 JP Rentals and Sales and/or the Lessor of the property in question to obtain or cause to be prepared a consumer credit report, eviction history report and arrest report relating to the applicant. Neither Lessor nor JP Rentals and Sales are responsible for the loss of personal belongings caused by fire, theft, smoke, water and/or otherwise, unless caused by their own negligence. The undersigned warrants and represents that all statements herein are true and agrees to execute upon presentation of a Standard Fixed-Term Lease or Tenancy at Will agreement in the usual form, a copy of which the applicant has received or has had the occasion to examine, which lease or agreement may be terminated by the Lessor if any statements herein are not true. Deposit is to be applied as shown above, or applied to actual damages sustained by JP Rentals and Sales or the Lessor. The application and deposit are taken subject to previous applications. 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 assist in the screening of rental applicants. JP Rentals and Sales has no final say in the acceptance of any applicants. All deposits once collected are transferred to the Lessor and any and all refunds pertaining to last, security or key deposit should be obtained from the Lessor. Finder's Fee will be refunded if application is not accepted. Finder's Fee will not be refunded if the application is accepted.

Signature of Applicant: _____ Date: _____ Rental Agent _____