

Calawa Court

Calawa Circle, Litchfield, NH

Leasing Qualifying Procedures

All prospective residents will be required to:

- Complete a rental application for any occupant who will reside in the home over the age of 18. Only a criminal check will be run for any children over the age of 18 residing in the home unless listed as a lease holder, then a credit check will also be run.
- There is a \$50 non-refundable application fee, per person, 18 or older.
- Applicant(s) may be required to provide a deposit of \$500 to hold the unit, which will be applied to the security deposit upon satisfactory credit verification
- Provide photo identification for all occupants 18 and older
- Sign the Release of Information section of the application allowing the Lessor to gather information on rent, employment and credit history
- **Meet the following qualification standards to include, but not limited to:**

Income:

The total combined gross monthly income must be at least three (3) times the amount of the monthly rent.

Employment:

Prospect must have verifiable employment or a verifiable source of income. Proof of such employment/ income includes, but is not limited to: two (2) most recent consecutive pay stubs, offer letter from employer or tax return from previous year.

Credit:

Any applicant over the age of 18 that will be listed as a lease holder will be required to provide a credit report. Any real estate and/or related debt is grounds for denial. Any foreclosure listing will be grounds for denial. A bankruptcy must be discharged at least one (1) year prior to application, and there must be no negative accounts from thereafter.

Rental History:

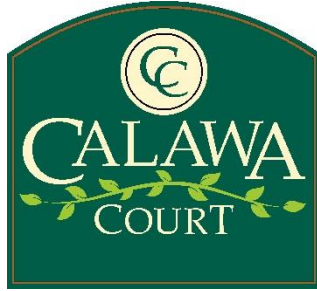
Prospective residents must have verifiable residency for the past twenty-four (24) months. Previous payment history will be reviewed and negative rental history will not be accepted. Negative rental history is described as, but not limited to, any damages owed, and/or evictions filed within the past eighty-four (84) months/ seven (7) years.

Criminal/ Background Check:

A criminal/ background check will be run for all applicants over the age of 18 who will be residing in the home.

Reasons for denial include, but are not limited to: falsified information, poor credit history, poor employment history, poor rental history (including reports of disturbances, damage, illegal activity, failure to give proper vacating notice and failure to pay rent timely), and failure to meet income requirements.

If you have any questions, please contact:
Donna Tyros
Leasing Manager
603-577-1045 or DTyros@stabilecompanies.com



New Application Information

Application Fee: \$50.00 per person, 18 and older who will reside in the unit. This is a non-refundable charge. Please make your check payable to **Lot 88 Litchfield, LLC**.

Reservation Deposit: \$500.00 reservation deposit is required within three days after your application was approved. Your reservation deposit must be made payable to **Lot 88 Litchfield, LLC** in the form of Certified Funds or Money Order. Personal checks, cash and credit cards will not be accepted. This will be applied to your security deposit that is due at lease signing.

Security Deposit: The remaining balance of the security deposit is due at lease signing. Your security deposit must be made payable to **Lot 88 Litchfield, LLC** in the form of Certified Funds or Money Order.

First Months' Rent: The first months' rent is due at lease signing. Your first months' rent must be made payable to **Lot 88 Litchfield, LLC** in the form of Certified Funds or Money Order. Future rental payments can be made with a personal check.

Pet Fee & Monthly Rent: There is a one-time pet fee due at lease signing. The pet fee for dogs is \$250 and the pet fee for cats is \$200. This fee is non-refundable. This can be combined with your first months' rent or paid separately. There is a \$25.00 monthly pet fee due. This is non-refundable.

The security deposit check and first month rent **cannot** be combined on one check.

Cash and credit cards are **not** accepted as a method of payment.

**Lot 88 Litchfield, LLC (Calawa Court)**

C/o Stabile Property Management, Inc
 20 Cotton Road, Suite 200
 Nashua, NH 03063
 603-577-1045
 Fax: 603-595-2571

Rental Application

Move - in Date: _____
 Townhouse Number: _____
 Rent: \$ _____ Pet Fee \$ _____
 Approved Y N

Date of Application:

Type and Size of Apartment Wanted (No. of Bedrooms, etc.)

How did you hear about Calawa Court?

PERSONAL INFORMATION

Applicants Full Name:	Date of Birth:
Social Security Number: - -	Driver's Lic. #
E-Mail Address:	Primary Phone #: ()

Co-Applicant Full Name:	Date of Birth:
Social Security Number: - -	Relationship:
E-Mail Address:	Co-App. Phone #: ()

Full Names of All Other Residents	Relationship to You	Date of Birth

How Many Pets do you or other applicants own?

Kind	Breed	Weight	Age

RESIDENCY HISTORY

Present Address	Town:	Zipcode:
I have lived at this address from (mm/dd/yy)		To: (mm/dd/yy)
Present Landlord/Mortgage Company Name:	Telephone	
Monthly Rent/Payment	Reason for Moving	
Previous Address:	Town:	Zipcode
I lived at this address from (mmddyy)		To: (mm/dd/yy)
Previous Landlord/Mortgage Co:	Telephone:	
Monthly Rent/Payment	Reason for Moving	

Co-Applicant

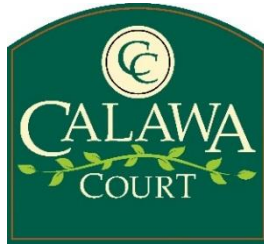
Present Address	Town:	Zipcode:
I have lived at this address from (mm/dd/yy)		To: (mm/dd/yy)
Present Landlord/Mortgage Company Name:	Telephone	
Monthly Rent/Payment	Reason for Moving	
Previous Address:	Town:	Zipcode
I lived at this address from (mmddyy)		To: (mm/dd/yy)
Previous Landlord/Mortgage Co:	Telephone:	
Monthly Rent/Payment	Reason for Moving	

EMPLOYMENT INFORMATION

Present Employer:	Dates:
Employer's Address:	Supervisor: Phone:
Position:	Gross Monthly Salary:
Previous Employer:	Dates:
Employer's Address:	Supervisor: Phone:
Position:	Gross Monthly Salary:

Co-Applicant					
Present Employer:			Dates:		
Employer's Address:		Supervisor:		Phone:	
Position:		Gross Monthly Salary:			
Previous Employer:			Dates:		
Employer's Address:		Supervisor:		Phone:	
Position:		Gross Monthly Salary:			
Total Gross Monthly Household Income:					
If there are other sources of income you would like us to consider, please list income sources and person who we could contact for confirmation. You do not have to reveal alimony, child support or spouses annual income unless you want us to consider it in this application.					
Amount	Per	Source		Telephone:	
Amount	Per	Source		Telephone:	
Comments:					
Have you or Co-Applicant Ever:	(Circle one)				
Been sued for non-payment of rent	Yes	No	Broken a Rental Agreement?	Yes	No
Been Evicted or asked to move out?	Yes	No	Declared Bankruptcy	Yes	No
Been Sued for damage to a rental property	Yes	No			
OTHER INFORMATION					
Total Number of Vehicles (Including Company Vehicles)					
Make/Model	Year	Color	Tag # & State		
Make/Model	Year	Color	Tag # & State		
Other Cars, Motorcycles, etc.					
In Case of Emergency, Notify:				Relationship:	
Address:			Primary Phone		
<i>I hereby make application for an apartment and certify that this information is correct. I authorize you to contact any references that I have listed. I also authorize you to obtain my consumer credit report from your credit reporting agency, which will appear as an inquiry on my file.</i>					
Applicant's Signature				Date:	
Co-Applicant's Signature				Date:	

FOR OFFICE USE ONLY - DO NOT WRITE BELOW					
Date Application Received:			Received by:		
Record of Payments Received:			Special Instructions For Move-In		
	Date	Amount	Rec'd By		
Application Fee					
\$500 Deposit					
Sec. Dep. Balance					
First Months' Rent					
Pet Fee (if applicable)					



Criminal Verification

Have you been convicted of a felony? Yes No

If yes, please explain what the conviction(s) was for and indicate what state(s) conviction(s) are held:

By signing below I authorize Lot 88 Litchfield, LLC to run a criminal search on myself

Signature of applicant

Date

Signature of applicant

Date

Social Search

By signing below I authorize Lot 88 Litchfield, LLC to obtain any information about my social security number for the purposes of completing this application. I also give permission to Lot 88 Litchfield, LLC to run a social search in the event that I move from the property leaving no forwarding address or information.

Signature of applicant

Date

Signature of applicant

Date



Landlord Verification

By signing below I authorize Lot 88 Litchfield, LLC to obtain information regarding my rental history at said address.

Signature of applicant

Date

Address

The bottom portion to be completed by the Landlord - Could you please complete these questions as accurately as possible and send the information back to the Calawa Court leasing office via Fax at 603-595-2571 or email: Dtyros@stabilecompanies.com. Thank you.

TENANT: _____

CURRENT/PREVIOUS ADDRESS: _____

LENGTH OF TIME AT ABOVE ADDRESS: _____

AMOUNT OF RENT: _____

HOW MANY TIMES HAS THE RESIDENT PAID LATE? _____

HOW MANY NSF'S? _____

IS ACCOUNT IN ARREARS? _____

IF YES, HOW MUCH? _____

DID RESIDENT GIVE PROPER NOTICE? _____

ANY OUTSTANDING CONCERNS? PLEASE EXPLAIN: _____

WOULD YOU RE-RENT? _____

SIGNATURE OF VERIFIER: _____

TITLE OF VERIFIER: _____