

95 Campus Drive East
Snyder, New York 14226
(716) 839-3400



Renewal Housing Corporation
Managing Agent

RESIDENTIAL RENTAL APPLICATION

Date of Application _____ Unit Desired _____

OCCUPANCY STANDARDS

1. A two bedroom small apartment (670 square feet) shall not be occupied by more than 3 persons over the age of 18 with a maximum of 4 total occupants. Court & Green Section.
2. A two bedroom large apartment (820 square feet) shall not be occupied by more than 4 persons. Snyder Section.

Desired Move-In Date _____

PERSONAL INFORMATION

Application's Full Name _____

Social Security Number _____ Are you 18 years of age or older? Y N

*Other Applicants	Occupation

* All applicants who are age 21 or over are required to complete a separate application and sign the lease.

RESIDENCE HISTORY

Present Address _____
(House number / Street Address) (City / State) (Zip Code)

Present Telephone _____ Length of Time at Present Address _____

Present Landlord or Mortgage Holder _____

Present Landlord or Mortgage Holder Telephone _____

Amount of Rent \$ _____ Reason for Moving _____

Previous Address _____
(House number / Street Address) (City / State) (Zip Code)

Length of Time at Previous Address _____

Previous Landlord or Mortgage Holder _____

Previous Landlord or Mortgage Holder Telephone _____

Amount of Rent \$ _____ Reason for Moving _____

EMPLOYMENT INFORMATION

PRESENT STATUS (check one):

_____ Full-Time _____ Part-Time _____ Unemployment _____ Retired _____ Student

Current Employer _____

Employer Address _____
(House number / Street Address) (City / State) (Zip Code)

Employer Telephone _____ Supervisor _____

Present Gross Income \$ _____ Per _____

IF STUDENT, LIST SCHOOL _____

School Address _____
(House number / Street Address) (City / State) (Zip Code)

Present Grade Level _____ Expected Graduation Date _____



REFERENCES

Bank _____

Branch Address _____
House number / Street Address (City / State) (Zip Code)

Branch Telephone _____ Acct. No. _____

Acct. Type (check one): _____ Checking _____ Savings _____ Loan

Do you have established credit in the United States? _____

Credit Reference _____ Acct. No. _____

Address _____
House number / Street Address (City / State) (Zip Code)

Other Reference _____ Relationship _____

Address _____ Telephone _____
House number / Street Address (City / State) (Zip Code)

Have Eviction Proceedings Ever Been Instituted Against You? _____

GENERAL INFORMATION

Number of Vehicles (Including Company Cars) _____

Pets? _____ If Yes, List Type and Size: _____

Have You Ever Lived at Campus Manor Apartments? _____ YES _____ NO

If Yes, When ? _____

Please tell us any other information about yourself that might help us evaluate your application:

AUTHORIZATION

PLEASE READ CAREFULLY BEFORE SIGNING

I authorize Campus Manor Apartments to obtain a Credit Report and/or a Criminal Background Report, and sex offender status in connection with this application. This report may include information as to my character, general reputation, personal characteristics and/or mode of living information. I authorize the owner/manager/agent to verify all information provide on this application and to contact previous or current landlords or other sources of credit and verification information, which may be released to appropriate Federal, State or local agencies. I have read this application and herby stat that the information provided by me on this application is accurate and complete, and I acknowledge that in the event enter into a lease with Campus Manor, that the lease may be cancelled by the lessor in the event any information provide by me in this application or any other document furnished by me is materially inaccurate or incomplete.

Campus Manor performs a Multi-State Criminal Background Check on all approved applicants prior to Move in. If criminal records are found the move in will be cancelled. Any security and/or rent deposits will not be returned if the move in is cancelled after approval. If you wish to have the criminal check be part of the application process so that you can be sure you are approved we will run the two checks at the same time. In order to do this we will need your Date of Birth. The Date of Birth will not be used to determine the age of the applicant.

Please Check One:

Option 1:

_____ I wish to have the credit check and criminal background check run at the same time so that I can receive a final approval for move in. I understand that I must supply a Date of Birth only for the purpose of running a criminal background check.

Provide Date of Birth: _____

Option 2:

_____ I wish to provide Campus Manor with my Date of Birth after I am approved. I understand that until the Criminal Background Check is performed I may be approved only on a preliminary basis.

Signature _____ Date _____

If this application is mailed or brought in by any person other than the applicant, the signature must be NOTARIZED.

95 Campus Drive East
Snyder, New York 14226
(716) 839-3400



Renewal Housing
Corporation

LEASE GUARANTOR APPLICATION

Management requires a lease guarantor to complete the following application with a full understanding of his or her responsibilities as lease guarantor.

Lease Guarantor's Name _____

Date of Application _____

Guarantor's Social Security Number _____

RESIDENCE HISTORY

Present Address _____
(House Number / Street Name) (City/State) (Zip)

Present Telephone _____ Length of Time at Present Address _____

Amount of Rent / Mortgage \$ _____ Per Month

EMPLOYMENT INFORMATION

PRESENT STATUS (check one):

_____ Full-Time _____ Part-Time _____ Unemployed _____ Retired _____ Student

Current Employer _____

Employer Address _____

Employer Telephone _____ Supervisor _____

Position Held _____

Present Gross Income _____ Per _____

GUARANTOR RESPONSIBILITIES

- Guarantee of performance.** Guarantor guarantees, unconditionally and absolutely, the full and faithful performance and observance of all the covenants, terms, and conditions of the Lease provided to be performed and observed by Tenant, expressly including, without being limited to, the payment of rent and other charges under the Lease.
- Lease modification, renewal, or extension.** If the lease is modified, renewed, or extended, or if the Tenant holds over beyond the term of the Lease, the obligations hereunder of Guarantor shall extend and apply with respect to the full and faithful performance of all of the covenants, terms, and conditions of the Lease and of any such modification, renewal, or extension thereof unless this guarantee is cancelled by an instrument in writing mailed certified mail to Agent at 95 Campus Drive East, Amherst, New York 14226 no less than 60 days before the expiration date of the existing Lease term.
- Resident's sublet or assignment.** This Guaranty shall remain and continue in effect if the Tenant sublets or assigns his or her rights under this lease, whether or not either Guarantor or Owner receives notice of such sublet or assignment or has consented to it.
- Binding on successors and assigns.** This Guaranty, and all of the terms hereof, shall be binding on Guarantor and the legal representatives of Guarantor and shall inure to the benefit of the successor, assigns of Owner.
- Joint and several liability.** The liability of Guarantor is co-extensive with that of Tenant and also joint and several, and action may be brought against Guarantor and carried to final

judgment either with or without making Tenant a party thereto. Guarantor further agrees that in any action or proceeding brought by Agent against the Tenant, the Guarantor does not have to be joined as a party thereto.

6. **No demand needed.** Agent may proceed against the Guarantor without first making demand against Tenant and without first bringing any action or proceeding against Tenant and without joining Tenant as a party-defendant.
7. **Waiver of right to default notice.** Guarantor does not require any notice of Tenant's nonpayment, nonperformance, or nonobservance of the covenants, terms, and conditions of the Lease. Guarantor expressly waives the right to receive such notice.
8. **Venue and interpretation of guaranty.** Venue for any action or proceeding arising out of this Guaranty shall be in Erie County in the State of New York. The Guaranty shall be governed by and interpreted, under the laws of, and enforced in the courts of the State of New York.
9. **Waiver of jury trial.** Guarantor hereby waives the right to trial by jury in any action or proceeding that may hereafter be instituted by Owner against Guarantor in respect of this Guaranty.
10. **Owner's legal expenses.** Guarantor will pay to Owner all of Owner's expenses—including, but not limited to, attorney's fees, costs, and disbursements—that Owner incurs in enforcing this Guaranty.
11. **No waiver by Owner.** Owner's failure or delay in exercising any rights under the Lease or Guaranty or in sending any notices, demands, or requests, or in requiring strict performance or observance of any term or covenant of the Lease, shall not waive any of Owner's rights created by the Guaranty.

AUTHORIZATION

In considering this application from you, management will rely heavily on the information that you supply. It is important that the information be accurate and complete. By signing this application, you represent and warrant the accuracy of the information, and you authorize management to verify any references that you have listed. A REPORT FROM THE CREDIT BUREAU WILL BE PROCESSED FROM THIS INFORMATION.

• Signature _____ Date _____

* If this application is mailed or brought in by any person other than the guarantor, the signature must be NOTARIZED.

