

**Jack Trocki Development Co., LLC
PO BOX 689
505 Tilton Road
Northfield, NJ 08225**

DATE: _____

I/We _____
PRINT NAME(S)

acknowledge I/We are submitting application for an apartment rental at offices of Jack Trocki Development, LLC located at 505 Tilton Road, Northfield, NJ 08225.

Check One:

I / We are not working with a licensed Realtor.

Signature **Date**

I / We are represented by Realtor.

Signature **Date**

Name of Realtor - Office Name



RENTAL APPLICATION

Every occupant over the age of 18 MUST fill out a separate application (even if married)
Please fill out this form COMPLETELY and sign where indicated.

PERSONAL INFORMATION

FIRST NAME	MIDDLE	LAST	S.S.#
DATE OF BIRTH / /	MARITAL STATUS <input type="checkbox"/> SINGLE <input type="checkbox"/> MARRIED Since _____ <input type="checkbox"/> DIVORCED Since _____	DRIVERS LICENSE #	STATE
PHONE - - <input type="checkbox"/> CELL <input type="checkbox"/> HOME	PHONE - - EXT. <input type="checkbox"/> HOME <input type="checkbox"/> WORK	EMAIL	
PRESENT HOME ADDRESS		CITY/STATE/ZIP	
LENGTH OF TIME	PRESENT LANDLORD	LANDLORD PHONE - -	
REASON FOR LEAVING	AMOUNT OF RENT	Is your present rent up to date? <input type="checkbox"/> YES <input type="checkbox"/> NO	
PREVIOUS HOME ADDRESS		CITY/STATE/ZIP	
LENGTH OF TIME	PREVIOUS LANDLORD	LANDLORD PHONE - -	
REASON FOR LEAVING	AMOUNT OF RENT	Was your rent up to date? <input type="checkbox"/> YES <input type="checkbox"/> NO	
NEXT PREVIOUS HOME ADDRESS		CITY/STATE/ZIP	
LENGTH OF TIME	NEXT PREVIOUS LANDLORD	LANDLORD PHONE - -	
REASON FOR LEAVING	AMOUNT OF RENT	Was your rent up to date? <input type="checkbox"/> YES <input type="checkbox"/> NO	

PROPOSED OCCUPANT(S)

NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE

PROPOSED PET(S)

NAME	TYPE/BREED	<input type="checkbox"/> INDOOR <input type="checkbox"/> OUTDOOR	AGE
NAME	TYPE/BREED	<input type="checkbox"/> INDOOR <input type="checkbox"/> OUTDOOR	AGE
NAME	TYPE/BREED	<input type="checkbox"/> INDOOR <input type="checkbox"/> OUTDOOR	AGE

VEHICLE(S) INFORMATION

YEAR	MAKE	MODEL	COLOR	PLATE #	STATE
YEAR	MAKE	MODEL	COLOR	PLATE #	STATE

EMPLOYMENT

CURRENT EMPLOYER	OCCUPATION	HOURS/WEEK
SUPERVISOR	PHONE - - EXT:	YEARS EMPLOYED
ADDRESS	CITY/STATE/ZIP	
CURRENT EMPLOYER	OCCUPATION	HOURS/WEEK
SUPERVISOR	PHONE - - EXT:	YEARS EMPLOYED
ADDRESS	CITY/STATE/ZIP	

INCOME

CURRENT INCOME \$ _____ <input type="checkbox"/> WEEKLY <input type="checkbox"/> BIWEEKLY <input type="checkbox"/> MONTHLY <input type="checkbox"/> YEARLY	SOURCE	PROOF OF INCOME <input type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT INCOME \$ _____ <input type="checkbox"/> WEEKLY <input type="checkbox"/> BIWEEKLY <input type="checkbox"/> MONTHLY <input type="checkbox"/> YEARLY	SOURCE	PROOF OF INCOME <input type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT INCOME \$ _____ <input type="checkbox"/> WEEKLY <input type="checkbox"/> BIWEEKLY <input type="checkbox"/> MONTHLY <input type="checkbox"/> YEARLY	SOURCE	PROOF OF INCOME <input type="checkbox"/> YES <input type="checkbox"/> NO

EMERGENCY / PERSONAL REFERENCE INFORMATION			
EMERGENCY CONTACT	PHONE — — <input type="checkbox"/> CELL <input type="checkbox"/> HOME	PHONE — — <input type="checkbox"/> HOME <input type="checkbox"/> WORK	
RELATION	ADDRESS	CITY/STATE/ZIP	
EMERGENCY CONTACT	PHONE — — <input type="checkbox"/> CELL <input type="checkbox"/> HOME	PHONE — — <input type="checkbox"/> HOME <input type="checkbox"/> WORK	
RELATION	ADDRESS	CITY/STATE/ZIP	
PERSONAL REFERENCE	PHONE — — <input type="checkbox"/> CELL <input type="checkbox"/> HOME	PHONE — — <input type="checkbox"/> HOME <input type="checkbox"/> WORK	
RELATION	ADDRESS	CITY/STATE/ZIP	
PERSONAL REFERENCE	PHONE — — <input type="checkbox"/> CELL <input type="checkbox"/> HOME	PHONE — — <input type="checkbox"/> HOME <input type="checkbox"/> WORK	
RELATION	ADDRESS	CITY/STATE/ZIP	

APPLICANT QUESTIONNAIRE / AUTHORIZATION	
Has applicant ever been sued for bills? <input type="checkbox"/> YES <input type="checkbox"/> NO	Has applicant ever been locked out of their apartment by the sheriff? <input type="checkbox"/> YES <input type="checkbox"/> NO
Has applicant ever been bankrupt? <input type="checkbox"/> YES <input type="checkbox"/> NO	Has applicant ever been brought to court by another landlord? <input type="checkbox"/> YES <input type="checkbox"/> NO
Has applicant ever been guilty of a felony? <input type="checkbox"/> YES <input type="checkbox"/> NO	Has applicant ever moved owing rent or damaged an apartment? <input type="checkbox"/> YES <input type="checkbox"/> NO
Has applicant ever broken a Lease? <input type="checkbox"/> YES <input type="checkbox"/> NO	Is the total move-in amount available now (rent and deposit)? <input type="checkbox"/> YES <input type="checkbox"/> NO
<p>Applicant authorizes the landlord to contact past and present landlords, employers, creditors, credit bureaus, neighbors and any other sources deemed necessary to investigate applicant. All information is true, accurate and complete to the best of applicant's knowledge. Landlord reserves the right to disqualify tenant if information is not as represented.</p> <p>ANY PERSON OR FIRM IS AUTHORIZED TO RELEASE INFORMATION ABOUT THE UNDERSIGNED UPON PRESENTATION OF THIS FORM OR A PHOTOCOPY OF THIS FORM AT ANY TIME.</p>	
X _____ APPLICANT SIGNATURE	_____ DATE

If you have any questions about the interpretation or legality of this form, please consult an attorney or other qualified person.

NOTES:

Jack Trocki Development Co. L.L.C
505 Tilton Rd., Northfield, NJ 08225
Mailing Address: P.O. Box 689, Northfield, NJ 08225
Phone: (609) 641-9888
Fax: (609) 645-2810

WHAT YOU NEED TO RENT AN APARTMENT

Thank you for your interest in our rental property. Enclosed you will find a credit rental application and three copies of a Consumer Authorization to obtain a consumer report; one for yourself, one for your spouse or roommate, and one for a co-signer, if necessary. Please fill out everything completely and fax, mail or Email it back to us along with the following information. The application cannot be run without all of the required information.

COPY OF YOUR DRIVERS LICENSE OR STATE ISSUED PHOTO ID CARD
COPY OF YOUR SOCIAL SECURITY CARD
COPY OF YOUR TWO MOST RECENT PAY STUBS

*If you do not have any recent pay stubs and/or you are currently receiving assistance of any kind, you must include copies showing proof of income.

Please note that your application will not be processed until all of the above information for each adult applicant is received (any person over 18 years of age). The process will take 1-2 business days, at which point we will call you with our decision. In order to be approved you must have good credit, no criminal background and no prior landlord/tenant disputes.

If your application is approved, a non-refundable holding deposit will be required to hold an apartment for you. This deposit shall be held as your security deposit for the duration of your lease and residency. In addition, approved applicants are responsible for Certificate of Occupancy Inspections Fees to be paid by certified funds or order to the municipalities as follows:

Cologne Gardens: \$50.00 Certificate of Occupancy, Fire Inspection & & Tenant Occupancy Permit

Payable to: Township of Hamilton

Groveland Manor: \$60.00 Certificate of Occupancy

Payable to: City of Somers Point

Pleasant Acres: \$40.00 Certificate of Occupancy & \$35.00 Fire Inspection

Payable to: City of Pleasantville

Dream Bay: \$50.00 Certificate of Occupancy

Payable to: City of Ventnor

This fee is NON-REFUNDABLE

If you decide not to sign the lease agreement once your application has been accepted and an apartment has been reserved for you, the deposit you submitted will be retained

JACK TROCKI DEVELOPMENT CO., LLC**Office (609) 641-9888 Fax (609) 645-2810**

DREAM BAY (cross st.@ Wellington/Dorset Aves.) Ventnor, NJ 08406	1BR \$875 2BR \$975	Heat/Hot Water Electric Cooking A/C in LR
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***No Pets**

COLOGNE GARDENS 1932 Cologne Ave. Mays Landing, NJ 08330	A Bldg. 1BR \$925 2BR \$975	Heat/Hot Water & Gas Cooking Included C/A
	B-I Bldg. 1BR \$815 + G/E 2BR \$883 + G/E	DW/Garbage Disposal Gas Cooking Laundry Facility

***Pets Welcome**

GARDENS AT COLOGNE 1932 Cologne Ave. Mays Landing, NJ 08330	J-T Bldg. 1BR \$890 + G/E 2BR \$1090 + G/E (2 baths)	Washer/Dryer Electric Cooking D/W, Garbage Disposal Microwave, C/A
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***Pets Welcome**

GROVELAND MANOR 630 Groveland Ave. Somers Point, NJ 08244	1BR \$869 2BR \$955	Heat/Hot Water Electric Cooking A/C in LR Laundry Facility
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***Pets Welcome**

HAMMONTON GARDENS 882 12 th Street Hammonton, NJ 08037	2BR \$925	Heat/Hot Water Electric Cooking A/C unit in LR Laundry Facility
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***Pets Welcome**

TOWNBANK MANOR 620 Townbank Road North Cape May, NJ 08204	1BR \$850 2 BR \$930	Heat/Hot Water Electric Cooking A/C unit in LR Laundry Facility
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***Pets Welcome**

PLEASANT ACRES 301 W. Delilah Rd. Pleasantville, NJ 08232	1BR \$850	Heat/Hot Water Electric Cooking A/C unit in LR Laundry Facility
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***Pets Welcome**

All pricing subject to credit/income verification

MULTIPLE DWELLING REPORTING RULE TENANT/APPLICANT INQUIRY

The New Jersey Law Against Discrimination, *N.J.S.A. 10:5-1 to -49*, makes it unlawful to discriminate in the sale or rental of housing based on a person's race, creed, color, national origin, ancestry, nationality, affectional or sexual orientation, disability, gender, marital status, familial status (whether you have a child, a parent-child relationship with a minor, or you are pregnant), lawful source of income or rental subsidy used for rental payments.

The New Jersey Division on Civil Rights is the State agency that is authorized to enforce the Law Against Discrimination. Under the Division's **Multiple Dwelling Reporting Rules**, *N.J.A.C. 13:10-1.1 to -2.6*, the Division requires landlords to collect and record information about applicants for apartment rentals and tenants in apartment complexes throughout New Jersey. The **Multiple Dwelling Reporting Rule** requires landlords to provide a summary of this information to the Division and to retain the information on this form. **The information is used to prevent and eliminate discrimination in housing.** Your cooperation in filling out this form will assist the Division in enforcing the Law Against Discrimination.

Please note that, although landlords must record certain information about the race and ethnicity of applicants and tenants, it is unlawful to record or ask applicants or tenants about other characteristics such as religion, gender, marital status or affectional or sexual orientation.

If you feel you have been denied housing or treated differently for one of the reasons listed above, you may contact the Division on Civil Rights at (609) 984-3138 for referral to a local Division office for additional information or assistance.

Visit the Division on Civil Rights Web site at: www.NJCivilRights.org

CIVIL RIGHTS

Tenants/applicants: Fold & tear along dotted line and retain top portion for your records

MULTIPLE DWELLING REPORTING RULE TENANT/APPLICANT INQUIRY

If the tenant/applicant chooses not to complete this form, the landlord or the landlord's representative is required to conduct a visual observation of the tenant or applicant and then complete this form as accurately as possible.

This form is not intended to be a part of the rental application process and must be kept separate and apart from rental records.

Tenant Applicant Name: _____

Address: _____

City: _____ State: _____ Zip code: _____ Phone Number: _____

Race/Ethnicity: Please check all that apply to leaseholders (tenants) or applicants.

- Black or African American:** a person having origins in any of the original peoples of Africa
- Hispanic or Latino:** a person of Cuban, Mexican, Puerto Rican, South or Central American or other Spanish origin or culture, or a person having a Spanish surname
- Asian:** a person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent, including Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam
- American Indian or Alaska Native:** a person having origins in any of the original peoples of North or South America
- Native Hawaiian or Other Pacific Islander:** a person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands
- White or Caucasian:** a person having origins in any of the original peoples of Europe, the Middle East, or North Africa

Date: _____ Completed by: Tenant Applicant Landlord

If you have any questions regarding this inquiry please contact the Division on Civil Rights, Multiple Dwelling Unit at 609-984-3138 between the hours of 9:00 to 5:00 Monday through Friday, or e-mail the MDRR unit at DCRMDRR@njcivilrights.org.

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CIVIL RIGHTS

Jack Trocki Development Co. L.L.C

CONSUMER AUTHORIZATION TO OBTAIN CONSUMER REPORT

*Please fill out one Consumer Authorization for each applicant 18 years of age or older

"I hereby authorize Jack Trocki Development Co. L.L.C. to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluation my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/ salary details, vehicle records, licensing records and/or any other necessary information. I hereby expressly release Jack Trocki Development Co. L.L.C., and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies."

X

Applicant Signature

X

Printed Name

Social Security Number

Birth Date MM/DD/YYYY

Current Address City, State, Zip Code

Previous Address City, State, Zip Code

Work Phone Number

Extension

Home Phone Number

Jack Trocki Development Co. L.L.C

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X

Applicant Signature

X

Printed Name

Social Security Number

Birth Date MM/DD/YYYY

Current Address City, State, Zip Code

Previous Address City, State, Zip Code

Work Phone Number

Extension

Home Phone Number

Jack Trocki Development Co. L.L.C

C0-Signer Application

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X

Cosigner Signature

X

Printed Name

Social Security Number

Current Address City, State, Zip Code

Previous Address City, State, Zip Code

Birth Date MM/DD/YYYY

Work Phone Number

Extension

Home Phone Number

Applicant Name First, Middle, Last

Rent Specials Form

The rental applicant(s) does hereby understand and agree to the following:

If a rental applicant qualifies for any specials offered by Jack Trocki Development Co., LLC, in order to partake in any specials, the rental applicant must submit the nonrefundable security deposit prior to the expiration of the special being offered at the time the application is filled out. In addition, applicants must meet the criteria established by management to be eligible.

Specials are based on Applicant(s)'s eligibility and manager's approval.

Applicant Signature Date

Applicant Signature Date

Manager Signature Date