

Residential Tenancy Application

- Application fee- \$25 per person over the age of 18 for the cost of:
 - Credit check
 - National Criminal background check
 - Checks made to Alliance Apartments
- \$400 deposit will secure the unit and when applicable, applied to the security deposit
 - Application Checks made to Alliance Apartments LLC
 - Deposit Checks made to Meadowview Security or Alliance Apartments Security
 - If we choose not to continue a tenancy agreement, your deposit will be refunded
 - If you choose not to continue a tenancy agreement, your deposit will be forfeited
- Security Deposits are typically equivalent to one months rent and fully refundable if unit is returned in the condition it was given minus "wear and tear".
 - ALL APARTMENTS ARE NON-SMOKING.
- Pet Deposits are separate from Security deposits and also fully refundable in the same manner
 - 1 pet = 1 month deposit, 2 pets= 1.5 months rent, 3 pets = 2 months rent
 - Pet Fee- Non refundable- \$25 per pet is added to the monthly rent
- Monthly Rent is paid on the 1st of each month through an "ACH" (Automated Clearing House) or direct draft. Enrollment is *mandatory* for all tenants
 - Rent is automatically withdrawn from your bank account on the first of each month
 - Holding the Automated draft requires seven days notice
 - If rent is not paid on the first of the month, late fees can apply
- Alliance Apartment Tenants (Oneida Residents)
 - Account numbers are required prior to move in.
 - Water and Sewer- Each unit is separately metered. Tenants will pay an additional amount, based on average monthly consumption. Money is held in "Escrow" until water and sewer bills are distributed quarterly.
 - Electric and Natural Gas- Contact National Grid 1-800-642-4272
- Meadowview Townhomes Inc and City of Sherrill Residents
 - Utility account numbers are also required prior to move in.
 - Electric as well as Water and Sewer is delivered by the City of Sherrill-
 - Call (315) 363-2440 to set up a utility account
 - Natural Gas- Heat- National Grid 1-800-642-4272
- Rental Agreement and terms- "Month to Month" with 60 day notice to vacate
 - 30 day notices may be arranged, but require payment for up to 60 days.
 - Once new tenants move in, prorated refunds are applied to security refunds.
- Minimum 12 month stay is required to minimize service charges
 - For tenants that rent for fewer than 12 months- A prorated processing fee will be applied and deducted from the security deposit plus any damage over and above "wear and tear"
 - Processing fee is calculated by your monthly rental amount divided by 12
 - Example of a person leaving after six months paying \$1250 per month.
 - Monthly rate is $\$1250/12 = \104.17 . Multiply $\$104.17 \times 6 \text{ months} = \652.02
 - $\$1250 - \$652.02 = \$597.98$ will be deducted from the security deposit

Residential Tenancy Application

Please complete each section of the application and submit with

- a copy of your *driver's license*
- *two payroll check stubs* or other proof of income for all employed individuals to:

10 Castle Street
Oneida, NY 13421
Fax: (315) 361-5433
Phone: (315) 280-0697
Property Manager Email: propertymanager@meidconstruction.com

Name _____
Current Address _____
City _____ State _____ Zip _____
Telephone (Home) _____ (Work/Cell) _____
E-Mail (Required) _____
DOB: _____ Social Security Number _____
Driver's License Number _____ State _____

Proposed Occupants (Include yourself, spouse/significant other, children, and pets)
Name _____ Relationship _____ Age _____
Secondary applicant DOB: _____ Secondary applicant SSN: _____

Name _____ Relationship _____ Age _____
Name _____ Relationship _____ Age _____
Name _____ Relationship _____ Age _____
Pets? Y/N Breed _____ Age _____ Breed _____ Age _____
Do any of your pets have a history of Aggressive Behavior? _____
Please explain

Current Landlord _____ Telephone _____
How Long? _____ Monthly Rent _____
Reason for Leaving _____

Previous Landlord _____ Telephone _____
Previous Address _____
City _____ State _____ Zip _____
How Long? _____ Monthly Rent _____
Reason for Leaving _____

Employer (Primary applicant) _____
Address _____
City _____ State _____ Zip _____
Telephone _____

Residential Tenancy Application

Your Position _____ How Long _____
Gross Salary/Income _____ per week two weeks month (circle one)
Take home pay _____ per week two weeks month (circle one)

Previous Employer (if less than 3 years) _____
Address _____
City _____ State _____ Zip _____
Telephone _____

Your Position _____ How Long _____
Gross Salary/Income _____ per week two weeks month (circle one)
Take home pay _____ per week two weeks month (circle one)

Additional Employment Information (Secondary applicant)

Employer _____
Address _____
City _____ State _____ Zip _____
Telephone _____

Your Position _____ How Long _____
Gross Salary/Income _____ per week two weeks month (circle one)
Take home pay _____ per week two weeks month (circle one)

Other Income not listed _____ Source _____
Other Income not listed _____ Source _____

Emergency Contact Information (Please provide two emergency contacts).

Name _____ Relationship _____
Address _____
City _____ State _____ Zip _____
Telephone _____

Name _____ Relationship _____
Address _____
City _____ State _____ Zip _____
Telephone _____

Bank Name _____ (Bank account required for tenancy)
Checking Account #: _____ (Or) Savings Account #: _____

Vehicles to be parked on property

Year _____ Make _____ Model _____ Color _____ Plate # _____
Year _____ Make _____ Model _____ Color _____ Plate # _____

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Have you ever broken a lease? (If yes, please explain) _____

Have you ever been convicted of a felony? (If yes, please explain) _____

I/We authorize Meadowview Townhomes, Inc/Alliance Apartments, LLC to investigate my/our credit qualifications, criminal history, and rental history and hereby release, in any manner, all of the information obtained. I/We further release all persons, agencies, or firms from any liabilities resulting from providing such information. I/We declare under penalty that the information listed in this application is true and correct.

Signature

Date

Signature

Date

The undersigned authorizes Meadowview Townhomes, Inc/Alliance Apartments, LLC to contact the undersigned's current landlord and current employer, and further, by a copy of this application, authorizes any said landlord or employer to release pertinent residential and employment history information to be used in evaluating my rental application.

The undersigned acknowledges and agrees to an Equifax credit/criminal/eviction check, and further acknowledges and agrees to pay a \$35.00 non-refundable fee per background check.