



Building \_\_\_\_\_ Apt. No. \_\_\_\_\_ Apt. Type \_\_\_\_\_ Monthly Rent \_\_\_\_\_ Security \_\_\_\_\_

Requested Lease Start Date \_\_\_\_\_ Lease Term  1 Year  2 Years Date \_\_\_\_\_

Applicant's name	D.O.B.	SSN	Tel	<input type="checkbox"/> Prospective Tenant/Leaseholder <input type="checkbox"/> Guarantor <input type="checkbox"/> Occupant/Roommate
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Co-applicant's name \_\_\_\_\_

<b>In case of Emergency Notify</b>	Name	Tel	Relationship	
	Address	City	State	ZIP

Email	If Guarantor application, describe relationship to Applicant
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Name of others who will live in the apartment with you (but not on lease) \_\_\_\_\_

Name and ages of visiting children \_\_\_\_\_

Are you applying for consent to have a pet?  Yes  No Describe (include weight - 50lbs max fully grown) \_\_\_\_\_

Have you ever been evicted?  Yes  No Have you ever broken a lease?  Yes  No Describe \_\_\_\_\_

Have you ever been in Landlord/Tenant court?  Yes  No Describe \_\_\_\_\_

Have you ever declared bankruptcy?  Yes  No Explain \_\_\_\_\_

Have you ever rented from TFCornerstone or Rockrose?  Yes  No When \_\_\_\_\_ Building \_\_\_\_\_ Apt.# \_\_\_\_\_

Legal basis for presence in U.S.  U.S. Citizen  Permanent Resident (green card)  Temporary Resident (no green card)

Present Landlord	Address	Tel
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Present Street Address	Apt. #	Monthly Rent
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City	State	ZIP	Tel	How Long
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Previous Landlord	Address	Tel
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Previous Street Address	Apt. #	Monthly Rent	How Long
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City	State	ZIP	Tel
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**EMPLOYMENT**

Present Employer <small>If student, list school name</small>	Occupation	How Long?	Income	Bonus
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Address	City	State	ZIP	Supervisor's Name	Tel
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Previous Employer <small>If at present less than 3 years</small>	Occupation	How Long?	Income	Bonus
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Address	City	State	ZIP	Supervisor's Name	Tel
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**OTHER INCOME**

Source of other income	Amount
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**REFERENCES**

Checking Account	Address	Account #	Account Holder's Name
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Savings Account	Address	Account #	Account Holder's Name
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CPA	Address	Firm	Tel
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Attorney	Address	Firm	Tel
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How did you find this apartment?  NY Times  Other Advertising Publicatins  Word of mouth  Signs/Billboards  Website \_\_\_\_\_

Broker (List company & Broker's name) \_\_\_\_\_  Other (describe) \_\_\_\_\_

- By signing this Application, I represent, warrant, confirm and agree that:
- **Credit History and Other Information:** TF Cornerstone Inc. as agent for the landlord ("TF Cornerstone") is authorized to obtain a credit history and other information about me (including employment, income and asset information and any criminal history) through its own investigation and from others. Anyone receiving a request is authorized to provide information to TF Cornerstone without liability to me.
- **Fair Credit Reporting Act Notice:** TF Cornerstone has disclosed to me that the investigation described above may include TF Cornerstone's requesting a credit report which would investigate my character, general reputation, personal characteristics and mode of living. TF Cornerstone has advised me that I have the right to request, within a reasonable period of time after I sign this Application, a complete and accurate disclosure of the nature and scope of the investigation requested as well as a written summary of the rights of the consumer prepared pursuant to section 609(c) of the Fair Credit Reporting Act.
- **Approval:** Application approval is at TF Cornerstone's discretion (except TF Cornerstone is committed to honoring all applicable equal housing opportunity laws).
- **Fees Non-Refundable:** All applications fees are non-refundable (whether or not this Application is approved).
- **Availability and Start Date:** TF Cornerstone is not responsible for any change in the availability of the Apartment or any change or delay in the lease start date.
- **No Alterations To Apartment:** Even if this Application is approved, there will be no lease agreement unless and until TF Cornerstone's form of lease and related documents have been fully signed and delivered by all parties.
- **Dispute Resolution:** Among other things, the lease will not permit me to make changes to the Apartment without TF Cornerstone's prior written consent.
- Any dispute between TF Cornerstone and the undersigned is to be resolved by New York Courts (in New York County) applying New York law (except as may be provided otherwise by a non-waivable provision of Federal law)
- **Legal Capacity:** I am at least 18 years old and all information in this Application is true, correct and complete.

Applicant

Witness

NOTICE TO TENANTS & PROSPECTIVE TENANTS REGARDING TENANT SCREENING REPORTS

You, as a tenant or prospective tenant, have submitted this renewal or initial application to lease an apartment in the building indicated above. Please be advised that:

1. The information that you have provided to us in connection with this application may be used to obtain a tenant screening report. The name and address of the consumer reporting agency which may be used to obtain such tenant screening report is: Tenant alert, 11693 San Vicente Blvd. #165, Los Angeles, CA 90049.
2. Pursuant to federal and state law:
  - A. If we take adverse action against you based on information in a tenant screening report, we must notify you of such adverse action and supply you with the name and address of the consumer reporting agency that provided the tenant screening report;
  - B. If adverse action is taken against you based on information in a tenant screening report, you have the right to receive and inspect a free copy of such tenant screening report by contacting the consumer reporting agency;
  - C. You are entitled to one free tenant screening report from each national consumer reporting agency annually, in addition to a credit report that should be obtained from [www.annualcreditreport.com](http://www.annualcreditreport.com); and
  - D. You may dispute inaccurate or incorrect information contained in a tenant screening report directly with the consumer reporting agency.

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Applicant