

Residential Lease Application
Broadwall Management Corporation
7 Penn Plaza, New York, New York 10001
Tel. 212.279.7600 Fax: 212.563.6657
EMAIL: rentals@broadwallmgmt.com

Building: _____ **Apt.** _____
Monthly Rent: _____
Lease Dates: _____ **Security Deposit: \$** _____

NOTICE UNDER NYCAC §20-808

The application information provided by you may be used to obtain a tenant screening report; the name and address of the consumer reporting agency or agencies which will be used to obtain such report is/are:

EXPERIAN (TRW), Consumer Assistance, P.O. Box 2002, Allen TX 75013, (800) 397-3742
Core Logic SafeRent, LLC, Consumer Relations 7300 Westmore Road, Suite 3, Rockville, MD 20850-5223, (888-333-2413)

Pursuant to federal and state law:

- (1) if we take adverse action against you on the basis of information contained in a tenant screening report, we must notify you that such action was taken and supply you the name and address of the consumer reporting agency that provided the tenant screening report on the basis of which such action was taken;
- (2) If any adverse action is taken against you based on information contained in a tenant screening report, you have the right to inspect and receive a free copy of that report by contacting the consumer reporting agency;
- (3) Every tenant or prospective tenant is 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;
- (4) Every tenant or prospective tenant may dispute inaccurate or incorrect information contained in a tenant screening report directly with the consumer reporting agency.

Applicant Information

Name: _____

Date of Birth: _____

SSN: _____

Phone: _____

Current Address: _____

City: _____

State: _____

ZIP Code: _____

Own Rent (select one)

Monthly Payment or Rent: _____

How Long? _____

Present Landlord and Address: _____

Contact #: _____

Previous Address: _____

City: _____

State: _____

ZIP Code: _____

Owned Rented (select one)

Monthly Payment or Rent: _____

How Long? _____

Employment Information

Current Employer:

Employer Address:

How Long?

Phone:

Email:

Fax:

City:

State:

ZIP Code:

Position:

Hourly Salary (select one)

Annual Income:

Previous Employer:

Co-applicant Information/Guarantor

Name:

Date of Birth:

SSN:

Phone:

Current Address:

City:

State:

ZIP Code:

Own Rent (select one)

Monthly Payment or Rent:

How Long?

Landlord:

Contact #:

Previous Address:

City:

State:

ZIP Code:

Owned Rented (select one)

Monthly Payment or Rent:

How Long?

Co-applicant Employment Information

Current Employer:

Employer Address:

How Long?

Phone:

Email:

Fax:

City:

State:

ZIP Code:

Position:

Hourly Salary (select one)

Annual Income:

Previous Employer:

References

Name:

Address:

Phone:

Next of Kin:

Emergency Contact:

List all others who will occupy apartment with you:

Name:

Relationship:

SSN:

Date of Birth:

***** DESCRIBE PETS, IF ANY (NO PETS PERMITTED UNLESS WRITTEN CONSENT OF LANDLORD OBTAINED, EXTRA SECURITY MAY APPLY)**

Type:

Breed:

Weight:

CERTIFICATION: I understand that a credit investigation will be conducted to verify the information I supply and that any misrepresentation made by me may be cause for the rejection of the application. Approval of this application is subject to review and verification and all supporting documentation. I have the right to make a written request for the disclosure of the results of this investigation. I may receive a copy of my consumer credit file only by contacting the reporting credit bureaus directly. I agree to CoreLogic SafeRent, LLC, landlord, Broadwall Management and their employees, officers, managers, managing members, heirs, assigns and agents(said persons and entities shall be collectively referred to as "Landlord") harmless for any claims that may arise as a result of any investigation herein and or any connection with any lease contemplated herein. No representations or agreements by leasing agents, brokers or others are binding on the Landlord unless included in writing in the Lease. The Landlord will in no event be bound nor will possession of the apartment be given unless until a lease executed by the Landlord has been delivered to the applicant.

ANY FEES COLLECTED FOR THIS INVESTIGATION ARE NON-REFUNDABLE.

AUTHORIZATION TO RELEASE INFORMATION:

I give CoreLogic SafeRent, LLC and the Landlord full authorization for an investigative report whereby third parties may be contacted to report on my character, general reputation, personal characteristics, mode of living, salary-income, consumer credit and banking practices. I authorize banks, financial institutions, landlords, business associates, credit bureaus, attorneys, accountants and other persons or institutions with which I am acquainted to furnish and all information regarding me. I further give CoreLogic SafeRent, LLC and the Landlord full authorization for any update reports which may be ordered as and when needed. I further authorize and consent to the use of any information contained in this application, any consumer report to collect any debt owed, regardless of whether or not I am in possession of the premises being applied for including but not limited to using said information to locate me at any new business and/or residential address and/or locate assets. I am willing that a photocopy or fax of this authorization be accepted with the same authority as the original.

Broadwall Agent:

Signature of Applicant:

Date:

Signature of Co-applicant/Guarantor:

Date:

REQUIREMENTS NECESSARY TO LEASE AN APARTMENT IN MANHATTAN

1. Complete Broadwall Management's application in full
2. Applicant needs to earn a salary of 40 x the monthly rent
3. Guarantor needs to earn a salary of 80 x the monthly rent
4. Provide a signed letter of employment on company letterhead stating job title, length of employment, and annual salary or new employment offer letter
5. Provide two recent paystubs
6. Bank statement showing current balance
7. Landlord reference letter and contact number
8. If applicant is self-employed, provide a letter from CPA and last year's first and signature page of tax return
9. Photocopy of driver's license
10. Certified check in the amount of **\$100.00 per applicant including guarantor made payable to: BROADWALL MANAGEMENT CORP.** for credit processing fee. Fee is **NON-REFUNDABLE.**

IF YOU HAVE ANY QUESTIONS PLEASE CALL THE LEASING DEPARTMENT

MONDAY – FRIDAY 9AM – 5PM

(212) 279-7600 x292 OR x217