



CO-SIGNER APPLICANT



632 PROSPECT AVE HARTFORD, CT 06105
PHONE: 860.233.6281 | FAX: 860.523.7557
www.intertownrealty.com | info@intertownrealty.com

PREMISES APPLIED FOR _____ APT NO. _____ RENT\$ _____ MOVE IN DATE _____

\$50.00 APPLICATION FEE \$ _____ 1ST DEPOSIT \$ _____ 2ND DEPOSIT PHOTO ID PAY STUBS

Welcome to Intertown Realty Company and thank you for applying for an apartment with us. **Please return this rental application with a bank certified check or money order of \$75 for each applicant including cosigners, as well as separate certified bank check or money order (no cash or personal checks) equivalent to one month's rent for the security deposit made payable to Intertown Realty Company.** If we deny your application your security deposit will be refunded in full, however if we accept your application, and you change your mind, your security deposit will not be refunded. Application fees are non-refundable.

To help us in the approval process you must complete this application in full. If a section does not apply to you, simply write "N/A" (NOT APPLICABLE) in that field.

It is required that you provide work and residency information for a minimum of two (2) years as indicated on the application. If you were, or are presently a student, enter the school and dates of enrollment and your current student status. If you were living with your parents complete all information and include the dates you resided with them.

All areas of this application must be completed, and telephone numbers are required to verify information for approval.

When we notify you of approval, we will then schedule an appointment for your lease signing. At this time, you will be required to bring a bank certified check or money order made payable to Intertown Realty Company for the first month's rent and any additional deposits that may be due. Please note that the unit delivery/occupancy date is not guaranteed.

The lease must be signed by all tenants and cosigners (if applicable) prior to receiving keys to the apartment. Please make arrangements with your roommates and cosigners (if applicable) to be at the lease signing with you in order to avoid any delays.

After your application is approved, you will need to contact the applicable companies shown below to have your utilities turned on.

Eversource (Electricity) 1-800-286-2000
Comcast – Jeffrey Irace 1-860-817-3060

Tenant/ Co-signer Signature

Date





A Limited Liability Corporation

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HOW DID YOU HEAR ABOUT US?

APT.COM GOOGLE ZILLOW TENANT OTHER _____

APPLICANT or CO-SIGNER RESIDENCE:

NAME: _____ SOCIAL SEC. NO. _____ DATE OF BIRTH _____

HOME/CELL PHONE _____ EMAIL _____

NO. OF PERSONS TO OCCUPY THE APT. _____ NAMES OF OCCUPANTS _____

PRESENT ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

DATE RENTED _____ TO _____ MONTHLY RENT \$ _____ REASON MOVING _____

WILL THERE BE A PET(S) IN THE APARTMENT? YES () NO () IF YES, HOW MANY _____

BREED _____ POUND _____ BREED _____ POUNDS _____

PREVIOUS ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

DATE RENTED _____ TO _____ MONTHLY RENT \$ _____ REASON MOVING _____

EMPLOYMENT:

PRESENT EMPLOYER _____ POSITION HELD _____

ADDRESS _____ CITY _____ STATE _____ PHONE NUMBER _____

DATES EMPLOYED _____ TO _____ GROSS WAGES WEEKLY \$ _____

PREVIOUS EMPLOYER _____ POSITION HELD _____

ADDRESS _____ CITY _____ STATE _____ PHONE NUMBER _____

DATES EMPLOYED _____ TO _____ GROSS WAGES WEEKLY \$ _____

APARTMENT SHOWN BY _____ INTERTOWN REALTY AGENT ON, _____



HAVE YOU EVER:

FILED FOR BANKRUPTCY? YES NO

BEEN EVICTED FROM TENANCY OR BEEN IN A FORCLOSURE? YES NO

WILLFULLY OR INTENTIONALLY REFUSED TO PAY RENT WHEN DUE? YES NO

HAVE YOU BEEN CONVICTED OF A FELONY? YES NO

If yes, please explain. (Convictions will not necessarily disqualify an applicant from eligibility.)

Please give any additional information that might help the owner/management evaluate this application:

REFERENCES:

Bank _____ Checking Acct. No. _____ Savings Acct. No. _____

VEHICLE INFORMATION:

Car License Plate No. _____ Color/Year/ Make/Model _____ Financed By _____

IN CASE OF EMERGENCY NOTIFY:

Name: _____ Address _____ Phone _____

I understand that the information I have presented on this Application may be checked and investigated by Intertown Realty Co. and that any false statement will result in rejection of Application. I also understand that I may not take possession of the premises until the references are investigated and accepted, the first month's rent paid, and the Lease is signed by all tenant(s) and co-signer(s).

If the references are not satisfactory, or Intertown Realty Company rejects the Application, the Deposit to hold the apartment will be refunded. I waive any claim for damages by reason of non-acceptance of this Application, which the Landlord may reject without stating any reason whatsoever. *The deposit to hold the apartment will not be returned and will be applied to any rent loss and costs of advertising and re-renting the apartment if I cancel for any reason.*

WE MAY REPORT TO CREDIT REPORTING AGENCIES ANY LACK OF PAYMENT OF RENT, LATE CHARGES, FEES, DAMAGES AND OTHER SUMS DUE, IN ADDITION TO ANY OTHER BREACH OF LEASE.

Failure to fill out completely so that my credibility may be checked may constitute a rejection of this Application.

The above information is true and correct. FRAUDULENT / FALSE INFORMATION WILL RESULT IN IMMEDIATE DIQUALIFICATION

PAYMENTS-ALL PAYMENTS MUST BE MADE BY BANK CHECK OR MONEY ORDER AND MADE PAYABLE TO INTERTOWN REALTY COMPANY, ONLY. INTERTOWN REALTY COMPANY WILL NOT ACCEPT ANY OTHER FORM OF PAYMENT AND WILL NOT BE HELD RESPONSIBLE FOR ANY OTHER FORM OF PAYMENT.

Term to Begin _____, For a Period of _____ Rent Per Month \$ _____

Non- Refundable Application Fee Paid \$ _____ Non- Refundable Deposit Paid \$ _____ Deposit Due \$ _____

Applicant/Co-Signer Signature

Date

I understand and agree that as Co-signer I am financially responsible for all obligations and any renewals thereof if above person(s) are accepted as tenants and agree that this transaction is governed by the laws of the State of Connecticut.

Co-Signer(s) _____
NAME(S) ADDRESS (CO-SIGNER RELATIONSHIP TO APPLICANT)





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Address of apartment being applied for

Authorization and Release

I hereby apply for the apartment listed above and have therefore completed an apartment application. With my signature below, I hereby authorize and request all credit reporting agencies, employees' credit and personal references to release all information about me to determine my credit, financial and character standing. Applicant hereby releases, remises and forever discharges, from any action whatsoever, all owners, managers and employees or agents, both of landlord and their credit checking agencies in connection with processing, investigating or credit checking this application and will hold them harmless from any and all claims, suits, reprisals, actions etc.

Signature

Date

Print Name

Address:





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Request for Verification of Employment

(Please fill out this form completely)

I hereby authorize my employer to furnish the information requested below:

Employee Signature

Date

Company Name and Address

Personnel:

The above employee has applied for the rental of an apartment. It is requested that you furnish information of his or her status. Your prompt reply will be appreciated by your employee and this company. All information provided will be held in confidence.

Thank you.

- 1) What is the employee's annual or weekly income? _____ Annual/Weekly
- 2) How long have they been employed with your company? _____
- 3) What is his/her job title? _____
- 4) What is their probability of continued employment? _____

Comments:

Please use company stamp here:

Authorized Signature

Print Name

Date

Title

Contact Number

INTERTOWN REALTY COMPANY, LLC
632 Prospect Avenue Hartford, Connecticut 06105 Telephone 860-233-6281 Fax 860-523-7557





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Landlord Verification

I give permission to Intertown Realty Company to request the following information from my present landlord.

Applicants Name

Landlord's Name

Applicants Current Address

Landlord's Address

Applicants Signature

Date

Phone Number

To Whom It May Concern:

The above named has recently applied for housing with Intertown Realty Company. We would appreciate your prompt completion of the following questions to assist us in the application process. Thank you.

- 1) How long was the applicant your tenant? _____
- 2) What was the applicant's monthly rent? _____
- 3) How many people occupied the apartment? _____
- 4) Were rental payments made on time? _____
- 5) Are there any outstanding payments owed? _____
- 6) Were there any complaints against this applicant from any neighbors? _____
- 7) Would you recommend this applicant for tenancy at our development? _____

Landlord's Name (Please Print)

Phone Number

Landlord's Signature

Upon completion, please return this form to address above or fax to 860.523.7557

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INTERTOWN REALTY REQUIREMENTS

To qualify on your own, you must:

- Gross 3x the rent amount in income per month per applicants. *We only combine income with married couples. Roommates must meet the requirements individually
- Have good established credit (670 or better)
- Have current/recent CT landlord history
- At least 1 year of employment with your current employer

If any of the above-mentioned requirements are not met, a co-signer will be required. **(Automatic double security deposit when co-signer is used)**. Co-signers must be homeowners in CT w/ good established credit, and good income.

*Background and Credit Checks conducted

*\$75.00 application fee per adult

*\$250.00 Pet Fee per pet max of two (Breed and weight restrictions apply)

*Security Deposit due at application

- Security Deposit will either be one month or two months of rent depending on credit or if co-signer is used

*Applications are reviewed on a case-by-case basis.

Documents Required:

- Copy of ID(s)
- Most recent paystub or past years income tax
- Completed Application(s)

We do not accept personal checks during the application process. Please use money orders or cashier bank checks.

