



QUALIFICATION ACKNOWLEDGMENT

- GROSS INCOME:** Minimum of monthly gross income to be THREE times the amount of the monthly rent.
- EMPLOYMENT:** Presently employed with job history. Job history to include FOUR (4) years with current employer or FOUR (4) years with prior employer. Management reserves the right to request proof of income documentation. Documentation to include but not limited to: copies of current paystubs, bank statements, employment verification, employment offer letter, and / or tax statements. Applicant may be subject to an additional deposit, based on qualifications.
- RENTAL HISTORY:** Positive and verifiable rental history. Rental History to include FOUR (4) years with current landlord or FOUR (4) years with prior landlord. No recurring late rent payments, no evictions for non-payment of rent, no monies owed to any landlord, no breach of lease, and no NSF's or community/property disturbances are permitted. Applicant may be subject to an additional deposit, based on qualifications.
- SECURITY DEPOSIT:** Required but not may not exceed one's month rent.
- RENTER'S INSURANCE:** All Residents are encouraged to obtain \$100,000 of liability insurance prior to move in. The property will not be held liable for any damage to any personal property within the resident apartment home.
- APPLICATION SCREENING:** All occupants 18 years of age or older are required to complete an application for residency and pass the criminal and sex offender screening.

APPLICANT(S) MAY BE DENIED FOR THE FOLLOWING REASONS:

- ** Falsification of Application
- ** Incomplete Application
- ** Insufficient Income
- ** Poor Rental History
- ** Criminal History of Applicant(s) or occupants
- ** Poor Credit History or No Credit History

- GUARANTOR:** Guarantor may be accepted by only in the absence of rental history, income or credit history. Guarantor must meet all the above requirements and quality. Income Requirements: FIVE (5) times the monthly rent. Guarantor will be financially responsible for all monies owed and/or in arrears.

EQUAL OPPORTUNITY FAIR HOUSING INFORMATION:

We do not discriminate on the basis of race, color, religion, national origin, gender, disability, familial status, marital status, sexual orientation, genetic information, veteran/military status, receipt of public assistance, ancestry, age, gender identity or other basis prohibited by federal, state, or local law in the access or admission to its programs, or employment or its programs, activities, functions or for residency and it's services.

- IDENTIFICATION:** You will be required to leave a valid federal or state issued photo identification in our leasing office while touring the community. After your application is processed and is approved based on our application criteria, you will be required to submit a government photo id.

I acknowledge that I have had an opportunity to review the property's rental selection criteria, which include reasons why my application may be denied, such as criminal history, current income, and rental history. I understand that if I do not meet the property's rental selection criteria or if I fail to answer any questions or give false information, the property may decline my application.

Applicant Signature: _____

Date: _____





APPLICATION FOR RENTAL

PLEASE LIST YOUR FULL NAME AS IT APPEARS ON YOUR PHOTO ID

FIRST NAME		MIDDLE NAME		LAST NAME	
SOCIAL SECURITY # OR INDIVIDUAL TAXPAYER ID #		DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED PHOTO ID #		TYPE OF ID	STATE OR GOVERNMENT THAT ISSUED THE ID
DATE OF BIRTH		OTHER NAMES USED IN LAST 10 YEARS		EMAIL ADDRESS (Required)*	
PRESENT ADDRESS			COUNTY	WORK TELEPHONE #	
CITY	STATE	ZIP	HOME TELEPHONE #	MOBILE TELEPHONE #	
LIST ALL OTHER PERSONS, INCLUDING SPOUSES, TO OCCUPY THE PREMISES, INCLUDING DATE OF BIRTH (if 18 years or older, must fill out application as an applicant)					
NAME	DATE OF BIRTH	NAME	DATE OF BIRTH	NAME	DATE OF BIRTH
PRESENT ADDRESS IS (Check one): <input type="checkbox"/> OWNED HOME <input type="checkbox"/> RENTED HOME <input type="checkbox"/> RENTED APARTMENT <input type="checkbox"/> PARENTS' HOME <input type="checkbox"/> STUDENT HOUSING <input type="checkbox"/> OTHER:					
IF RENTING or OWNED: PRESENT LANDLORD / APARTMENT COMMUNITY / MORTGAGE COMPANY					

ADDRESS OF PRESENT LANDLORD / APARTMENT COMMUNITY / MORTGAGE COMPANY

CITY	STATE	ZIP	TELEPHONE #
HOW LONG?	MONTHLY PAYMENT	ANTICIPATED MOVE-OUT DATE:	REASON FOR LEAVING:

PREVIOUS ADDRESS (IF LESS THAN THREE YEARS AT PRESENT ADDRESS)

CITY	STATE	ZIP	TELEPHONE #
PREVIOUS ADDRESS IS (Check one): <input type="checkbox"/> OWNED HOME <input type="checkbox"/> RENTED HOME <input type="checkbox"/> RENTED APARTMENT <input type="checkbox"/> PARENTS' HOME <input type="checkbox"/> STUDENT HOUSING <input type="checkbox"/> OTHER:			

ARE YOU A STUDENT? YES NO IF YES, COMPLETE THE FOLLOWING:

SCHOOL: _____ STATUS (CHECK ALL THAT APPLY):

GRADUATION YEAR: _____ UNDERGRADUATE FULL TIME

_____ GRADUATE* PART TIME

WILL THIS BE YOUR STATUS DURING THE FULL LEASE TERM? YES NO *PLEASE PROVIDE GRADUATE SCHOOL ENROLLMENT

EXPLAIN IF NO: _____

Employment

EMPLOYER (COMPANY NAME)		HOW LONG?	MONTHLY GROSS INCOME	
ADDRESS		CITY	STATE	ZIP
JOB TITLE		SUPERVISOR'S NAME		SUPERVISOR'S TELEPHONE #
OTHER SOURCE(S) OF VERIFIABLE INCOME	WHEN RECEIVED	AMOUNT	MONTHLY INCOME FROM OTHER SOURCES	
FORMER EMPLOYER (IF LESS THAN THREE YEARS AT CURRENT JOB)		HOW LONG?		
ADDRESS		CITY	STATE	ZIP
JOB TITLE		SUPERVISOR'S NAME		SUPERVISOR'S TELEPHONE #

Motor Vehicles (including cars, trucks, boats, motorcycles - If permitted at property):

MAKE/MODEL	YEAR	COLOR	LICENSE PLATE #	STATE
1.				
2.				
3.				

Animals (animals require our consent)

TYPE	BREED	WEIGHT	NAME	LICENSE/TAG #
1.				
2.				

Person to Notify in Case of Emergency, Death or Incapacity (cannot be someone who intends to reside in the premises)**

NAME	RELATIONSHIP	PRIMARY TELEPHONE #	ALTERNATE TELEPHONE #	
ADDRESS		CITY	STATE	ZIP



RELATIVES (Please list two relatives not living with you):

NAME	RELATIONSHIP	ADDRESS	(AREA CODE) TELEPHONE NUMBER

ASSETS Please list the assets *now owned or disposed of within the last two years* of anyone living in your household (*include* Checking, Savings, IRA, Money Market Account, and Term Certificates; and Real Estate, Stocks, Bonds, and Certificates.):

ASSET DESCRIPTION	SOURCE / BANK NAME	AMOUNT OR VALUE	ACCOUNT NUMBER
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	

OTHER SOURCES OF INCOME (for *all* Household Members):

	AMOUNT RECEIVED PER MONTH	PERSON RECEIVING SUCH INCOME
Social Security	\$	
Supplemental Security Income (SSI)	\$	
Pension / Annuity / Trust	\$	
Public Assistance (TANF / AFDC / EAFDC / GR)	\$	
Unemployment Compensation	\$	
Worker's Compensation	\$	
Child Support / Alimony	\$	
Student Financial Assistance	\$	
Other Income (<i>please specify</i>)	\$	
Rental Assistance ((i.e. Sec. 8 mobile voucher, MRVP (Mass Rental Voucher)	\$	

ADDITIONAL INFORMATION:

Are you or any member of the household subject to lifetime sex offender registration requirement in any state? YES NO

Do you currently have a household pet? YES NO ; if YES, what type? _____

How many cars will be parked at the premises? _____ (copies of registration must be provided)

Year: _____ Registration #: _____ Make/Model: _____

Year: _____ Registration #: _____ Make/Model: _____

Have you or any household member ever committed any fraud in connection with any Federal Housing Assistance program? YES NO ; if YES, *please explain*: _____

Have you or any household members on Federal Assistance ever been terminated for fraud? YES NO ; if YES, *please explain*: _____

Complete the following information for each member of your family, including yourself, who will be occupying the apartment:

NAME	RELATIONSHIP	DATE OF BIRTH	SEX	OCCUPATION	F.T. STUDENT YES / NO	SOCIAL SECURITY NUMBER





APPLICATION FOR RENTAL

Criminal Background Information

Do you or do any of your occupants have charges pending against you or against them for any criminal offense(s)?	Applicant <input type="checkbox"/> Yes <input type="checkbox"/> No	Occupants <input type="checkbox"/> Yes <input type="checkbox"/> No
Have you or have any of your occupants ever been convicted of, or pleaded guilty or no contest to, any criminal offense(s) or had any criminal offense(s) disposed of other than by acquittal or a finding of "not guilty"?	Applicant <input type="checkbox"/> Yes <input type="checkbox"/> No	Occupants <input type="checkbox"/> Yes <input type="checkbox"/> No
Any litigation, such as: evictions, suits, judgments, bankruptcies, foreclosures, etc.? If "Yes" to any of the above questions, give details and dates, including the count, and state in which the incident occurred:	Applicant <input type="checkbox"/> Yes <input type="checkbox"/> No	Occupants <input type="checkbox"/> Yes <input type="checkbox"/> No

How did you hear about our community?

<input type="checkbox"/> Internet (which site?) _____	<input type="checkbox"/> Resident (name?) _____
<input type="checkbox"/> Drive-By <input type="checkbox"/> Rental Publication (Which One?) _____	<input type="checkbox"/> Rental Agency (Which One?) _____
<input type="checkbox"/> Locator Service (Which One?) _____	<input type="checkbox"/> Other _____

PLEASE READ CAREFULLY AND SIGN BELOW

Correct Information. You represent that all of the above statements are true and complete. You authorize us to contact any references listed above and to obtain consumer reports, which may include credit, rental payment history and criminal background information about you and any occupants in the premises in order to verify the above information. You further authorize us to obtain subsequent consumer reports to ensure that you continue to satisfy the terms of your tenancy, for the collection and recovery of any financial obligations relating to your tenancy, or for any other permissible purpose. You understand that we may report all positive and negative rental payment history to consumer reporting agencies who track this information for landlords, mortgage companies and other creditors. You and all occupants hereby release from all liability or responsibility all persons and corporations requesting or supplying such information. You acknowledge that false, incomplete or misleading information herein may constitute grounds for rejection of this application, termination of right of occupancy of all residents and occupants under a lease and/or forfeiture of deposits and fees, and may constitute a criminal offense under the laws of this State. This application is preliminary only and does not obligate us to execute a Lease or to deliver possession of the premises to you. You also acknowledge that if any payment to us is returned or otherwise rejected by your financial institution for any reason, we will assess a returned item fee in accordance with local law.

I have read and agree to the provisions as stated.

Applicant Signature _____

Date _____

Apartment Address applying for: _____

Monthly Rent Quoted: _____

Holding Deposit Received***: _____

Date Holding Deposit Received: _____

**** Authorization for Providing Access in the Event of Emergency, Death or Incapacity.** If your application is approved and you take possession of the apartment/premises, you authorize us, in the event of your death or incapacity, to grant access to the premises and the contents therein to the individual you named above. Once we grant access to such person, he/she may remove all personal property from the premises and dispose of it in accordance with applicable law. You hereby release and discharge us from any liabilities, claims or damages arising out of or in connection with our granting such access to the person you named.

Initial:

***** Holding Deposit Agreement.** You understand that the holding deposit is not a security deposit. By signing this application and paying the holding deposit, you are requesting us to reserve the apartment/premises for you. You understand that the premises will not be taken off the market until such time as you have submitted this fully-completed and signed application, as well as all of the necessary documentation we require in order to approve or deny your application. You further understand that the holding deposit does not obligate us to execute a lease or to deliver possession of the premises to you. All qualifying documentation must be received within 48 hours, if not received the apartment will go back on the market and re-rented.

If your application is denied, we will refund the entire holding deposit to you. We may be required to deposit the holding deposit and issue a refund check to you.

If we notify you that your application has been approved and you notify us within 48 hours of that notification that you do not want to enter into a lease with us, we will refund the entire holding deposit to you. We may be required to deposit the holding deposit and issue a refund check to you.

If we notify you that your application has been approved and you do not notify us within 48 hours of that notification that you do not want to enter into a lease with us, We both agree that you will forfeit rights to have us continue holding the apartment for you to lease. If your application is approved and you enter into a lease with us, the holding deposit will be applied, at our discretion, to one of the following: (i) any security deposit required under the lease; (ii) any rental amount required under the lease; or (iii) any other fees and charges required under the lease. If there is inconsistency between the terms of this application and the signed lease, the terms of the lease will control.

Initial:

OFFICE USE ONLY

Apartment Number _____

Apartment Size/Description _____

Anticipated Move in Date _____

Lease Start Date _____

Lease End Date _____

Quoted Monthly Apartment Rent _____

Property Staff Initials _____



EQUAL OPPORTUNITY / FAIR HOUSING INFORMATION

Peabody Properties, Inc. does not discriminate on the basis of race, color, religion, national origin, gender, disability, familial status, marital status, sexual orientation, genetic information, veteran/military status, receipt of public assistance, ancestry, age, gender identity or other basis prohibited by federal, state, or local law in the access or admission to its programs or employment or its programs, activities, functions or services.

The following information will be required by the Federal Government to monitor this owner / management agent's compliance with Equal Housing Opportunity and Fair Housing Laws. The law provides that an applicant may not be discriminated against on the basis of the information supplied below whether or not the information is furnished.

Note: HUD Race and Ethnicity Data Form(s) must be attached for Subsidized Sites.

ETHNIC CATEGORIES

- Hispanic or Latino Not-Hispanic or Latino

RACE CATEGORIES

- American Indian or Alaska Native Asian Black or African American
- Native Hawaiian or Other Pacific Islander White Other
- I do not wish to furnish the above information

I hereby certify that the information provided in this application is true and complete to the best of my knowledge and hereby acknowledge the understanding that this application constitutes my request for consideration as a tenant in the above development. It does not constitute a lease or a promise by the owner or management agent that an apartment will be made available to me. I understand that additional information may be requested to complete processing of my application.

I understand and grant permission for all of the above information to be verified by the owner/agent. I further understand and grant permission to authorize a credit bureau service to make any consumer report and investigative consumer report, whereby information is obtained through public records, personal or telephonic interviews with my neighbors, friends, or others with whom I am acquainted. This inquiry may include information as to my character, credit worthiness, credit standing, and credit capacity. I understand that I have the right to make a written request within a reasonable period of time to receive information about the nature and scope of any such report that is made.

I understand that a false statement or misrepresentation of any information on this application will affect approval for residence; and, in the event that I take occupancy, it shall be considered material non-compliance with the lease and a basis for termination of tenancy.

Finally, I understand and grant permission that information regarding my tenancy can and will be made available to a consumer credit agency, criminal checks, and/or other inquiring about my tenancy with the apartment complex during and after my tenancy period.

RIGHT TO REASONABLE ACCOMMODATION

Peabody Properties, Inc. will consider a reasonable accommodation, upon request for qualified people with disabilities when an accommodation is necessary, not just desirable, to ensure equal access to the development, its amenities, services and programs. Reasonable accommodations may include changes to the building, grounds, or an individual unit and changes to policies, practices, and procedures.

_____ Please check here if you would like to make a request for a reasonable accommodation. Management will then provide you with a Request for a Reasonable Accommodation Form (RA-1) and complete a Referral Form (RA-2) to the property's Resident Service Coordinator to follow-up with you directly consistent with Management's Reasonable Accommodation Policies and Procedures.

Date: _____

Signature: _____

Signatures and proof of identification will be required of all those who sign lease.

FOR MARKET USE ONLY

A deposit (one month's rent) is required with this application. It will be based as follows:

1. Applied to your first month's rent if application is approved;
2. Returned to the Applicant if application is not accepted with explanation of denial;
3. Retained as liquidated damages if application is approved and Applicant cancels his or her application.

Amount of Deposit \$ _____ Check # _____ Occupancy Date: _____

Signature: _____

Date: _____

Signature: _____

Date: _____





WHITNEY CARRIAGE PARK



WELCOME HOME TO WHITNEY CARRIAGE PARK EXPLORE THE POSSIBILITIES

Nestled among a picturesque landscaped setting, Whitney Carriage Park has all the charm of its New England Industrial heritage.

RESIDENCE

- Unique layouts accenting original historic features
- Loft style living with expansive windows
- Open concept kitchens
- Fully appliance kitchens with Wood cabinetry
- One two and three bedroom apartment homes
- Walk in closets *
- Window coverings
- Heat, hot water and a/c included *

AMENITIES

- Controlled access entry
- Parking
- Large community room
- Expansive fitness center with controlled access
- On site laundry facilities
- Outdoor swimming pool
- Professional, on-site management
- 24-hour emergency maintenance

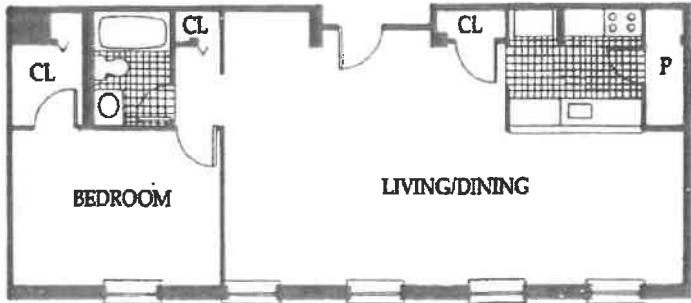
LOCATION

This prime residential setting is close by mall and specialty shopping, a number of different recreational choices and easy highway access to get you where you need to be.

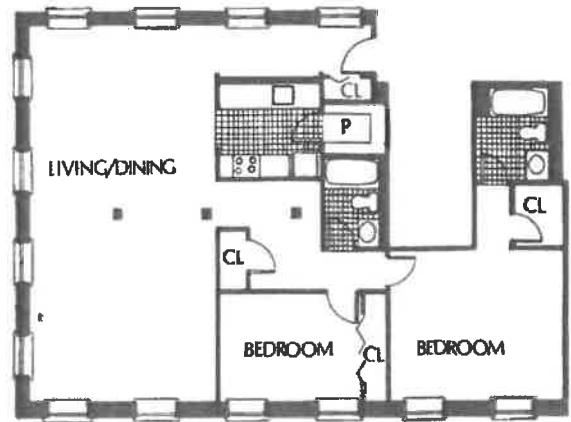
* Select units

Whitney Carriage Park 124 Water Street Leominster, MA 01453
978.537.1779 whitneycarriage@peabodyproperties.com PeabodyProperties.com

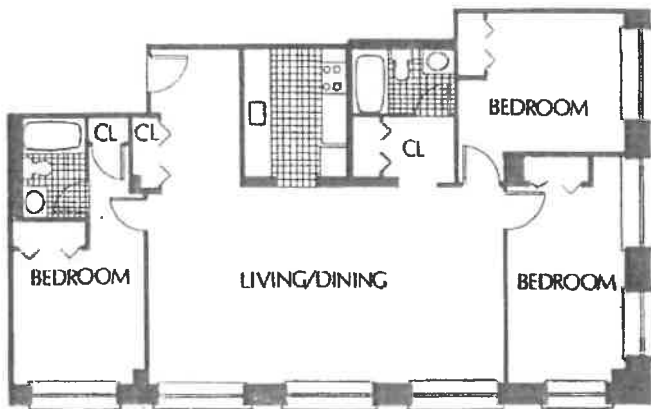
SAMPLE FLOOR PLANS



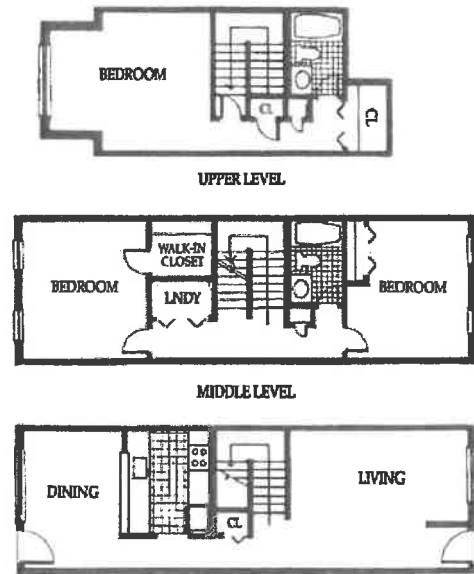
1 Bedroom
765 - 900 +/- Sq. Ft.



2 Bedroom
940 - 1,300 +/- Sq. Ft.



3 Bedroom
1,220 - 1,240 +/- Sq. Ft.



3 Bedroom Townhouse
1,400 - 1,600 +/- Sq. Ft.

Whitney Carraige Park 124 Water Street Leominster, MA 01453

978.537.1779 whitnycarraige@peabodyproperties.com PeabodyProperties.com



*Income guidelines may apply. Square footages are approximate and may vary slightly. Photos and images may vary from actual apartments. Pricing, availability and information contained herein subject to change without notice. P&M Marketing Mgmt. Sell Sheets/Whitney Carraige (2.14.19)

Professionally Managed & Marketed by:

