

**LINCOLN REAL ESTATE**  
**CREDIT APPLICATION**

1) This **application does not guarantee** that you will rent an apartment. Application is subject to proper reference verification and availability. We require First Month's Rent, Last Month's Rent and Security Deposit prior to lease approval in the form of a bank check or money order. **Please make your check payable to the building's LLC for which you are applying. Gilreath Manor LLC, 40-50 Main LLC, Grandonico Properties LLC, MGM Building LLC, 31 Boltwood LLC.** If appropriate verification is met, and after receipt of all funds, if a unit is available, it will be offered to applicant.

2) Any money paid to **any of Lincoln Real Estate's LLC's** or any of its agents, is accepted on behalf of the potential Leaseholder and does not create or establish any rights of possession to any other individuals, including occupants, if different than Leaseholders. Any authorized occupants other than Leaseholders are holding under Leaseholders claim of possession, and have no independent rights to possession or to assert legal standing.

3) Minimum credit is usually established by proof of regular and reliable income by employment, which **is at least equal to (4) four times the annual rent of the unit**, unless applicant has a government subsidy. In case of subsidy, applicant must have a history of payment of the tenant's portion of rent on time and in full.

**PLEASE PRINT: PARENTS INFORMATION ONLY**

**Apartment location:**

Hobart Lane (Gilreath Manor LLC) \_\_\_\_\_ Unit # \_\_\_\_\_  
Amherst center: Lincoln Building (40-50 Main LLC) \_\_\_\_\_ Unit # \_\_\_\_\_  
Amherst center: Grandonico Building (Grandonico Properties LLC) \_\_\_\_\_ Unit # \_\_\_\_\_  
Amherst center: MGM Building (MGM Building LLC) \_\_\_\_\_ Unit # \_\_\_\_\_  
Amherst center: 31 Boltwood (31 Boltwood LLC) \_\_\_\_\_ Unit # \_\_\_\_\_

**Applicant(s) (Parents/Guardians) Full Name(s):** \_\_\_\_\_

Spouse/Partner: \_\_\_\_\_

Present Address \_\_\_\_\_ Town/City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Contact Information:**

Telephone(\_\_\_\_) \_\_\_\_\_ Cell Phone (\_\_\_\_) \_\_\_\_\_

\*E-Mail Address \_\_\_\_\_ Fax # \_\_\_\_\_

\*E-Mail Address \_\_\_\_\_ Fax # \_\_\_\_\_

Telephone(\_\_\_\_) \_\_\_\_\_ Cell Phone (\_\_\_\_) \_\_\_\_\_

Do you own or rent? \_\_\_\_\_ Length of Tenancy at Present Address \_\_\_\_\_

If Rent: Present Landlord \_\_\_\_\_ Telephone (\_\_\_\_) \_\_\_\_\_

Home Address: \_\_\_\_\_

**Financial Information:**

Applicant Employer \_\_\_\_\_ How Long? \_\_\_\_\_

Employer's Telephone(\_\_\_\_) \_\_\_\_\_ Supervisor \_\_\_\_\_

Co-Applicant \_\_\_\_\_ How Long? \_\_\_\_\_

Employer's Telephone(\_\_\_\_) \_\_\_\_\_ Supervisor \_\_\_\_\_

Applicant Salary \_\_\_\_\_ Co-Applicant Salary: \_\_\_\_\_ Total Salary: \_\_\_\_\_

ANY Source of additional income (Investments and Assets): \_\_\_\_\_

**PLEASE COMPLETE SECOND PAGE ATTACHED**

**Credit Reference:**

Checking Account # \_\_\_\_\_ Bank \_\_\_\_\_ Branch \_\_\_\_\_

Savings Account # \_\_\_\_\_ Bank \_\_\_\_\_ Branch \_\_\_\_\_

List all debts you presently owe to any third party greater than \$500 and any monetary obligation for payments:

1. Have you or the occupant ever been evicted? \_\_\_\_\_ 2. Have you or the occupant ever received a notice to quit from a Landlord? \_\_\_\_\_ 3. Have you or the occupant ever been involved in any civil litigation with any of your tenancies or landlords? \_\_\_\_\_ Please explain if yes to any of the three questions above: \_\_\_\_\_

PLEASE PRINT: **Student Information.**

Occupants Name (Student) \_\_\_\_\_ Cell Phone# \_\_\_\_\_

\*Email Address \_\_\_\_\_

Current/Present Address \_\_\_\_\_

Current Landlord: \_\_\_\_\_ Cell phone No. \_\_\_\_\_

Minimum credit is usually established by proof of regular and reliable income by employment, which is at least equal to four times the annual rent of the unit, unless applicant has a government subsidy. In case of subsidy, applicant must have a history of payment of the tenant's portion of rent on time and in full. **All rents are due and payable in advance of the first day of each month in a single check per apartment.**

The undersigned warrants and represents that all statements herein are true and agrees to execute upon presentation a lease or tenancy at will agreement in the usual form on the terms and conditions stated, which lease may be terminated by the Lessor if any statement herein made is not true.

I hereby make a non-refundable deposit of a first months rent, in the form of a bank check/money order payable to (either Gilreath Manor LLC, 40-50 Main LLC, Grandonico Properties LLC, MGM Building LLC, or 31 Boltwood Walk LLC.) I hereby waive all rights to the return of the above deposit and will forfeit as liquidated damages in the event I decide, upon being accepted for tenancy not to enter into the lease applied herein. (Please note that being accepted means that you have been emailed a lease.) The deposit shall be refunded if said application is not accepted by the owner.

This application and deposit are taken subject to any and all previous applications. A copy of each occupant's photo id is required before keys are issued.

By my signature, I hereby grant permission to the Landlord/Agent to check any and/or all references on this application, and authorize the references to release any information in their control and discuss my accounts or personal information with Landlord or his Agent. I further agree to be bound by all obligations delineated in this application.

If an applicant (parent) is submitting an application online then the applicant is agreeing that a typed name will constitute a valid signature below. Otherwise please print, sign and scan, fax or mail this form to the office.

Signature of Applicant \_\_\_\_\_

Signature of Applicant \_\_\_\_\_

Application Received By \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

**Grandonico Properties LLC - 25 NORTH PLEASANT STREET - AMHERST MA 01002**  
**Web Site: [www.amherstlincolnrealty.com](http://www.amherstlincolnrealty.com) E-mail: [info@amherstlincolnrealty.com](mailto:info@amherstlincolnrealty.com)**  
**Phone: 413-253-7879 Fax: 413-253-7996**