

PARENT/GUARDIAN FINANCIAL APPLICATION
Grandonico Properties 25 NORTH PLEASANT STREET - AMHERST, MA 01002
www.amherstlincolnrealty.com Email: info@amherstlincolnrealty.com
Phone: 413-253-7879 Fax: 413-253-7996

1) This application does not guarantee that you will be approved for an apartment. This application is subject to proper reference verification and availability. We require First Month's Rent prior to application approval in the form of a certified 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, Grand Block 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 an applicant in the form of an emailed lease packet. Please note: Only once all notarized leases, signed forms, brokers fee paid to Lincoln Management Co. and the remaining Last Month's Rent and Security Deposit checks are received is an apartment leased. Until that time; all apartments are first come first serve. Please note we do not accept partial rent checks or deposits.

2) Proof of regular and reliable income by employment, which is at least equal to (3) three times the total annual rent of the unit, unless applicant has a government subsidy. Each set of parents/guardians must make the minimum salary to be approved as a leaseholder. Please note for non-government subsidized applicant; we don't look at your application as "your share." Each Leaseholder must qualify for the apartment individually. If a set of parents/guardians does not meet the minimum salary guidelines, the groups application could be denied. In case of subsidy, applicant must have a history of payment of the tenant's portion of rent on time and in full.

PLEASE TYPE or PRINT CLEARLY: PARENTS / GUARDIAN 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 # _____
Amherst center: Grand Block (Grand Block LLC) _____ Unit # _____

Applicant(s) (Parents/Guardians) Full Name(s): _____

Spouse/Partner: _____

Present Address _____ Town/City _____ State _____ Zip Code _____

Contact Information:

Telephone(____) _____ or Cell Phone (____) _____

Telephone(____) _____ or Cell Phone (____) _____

Email Address _____

Email Address _____

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 _____

Total Salary must be at least **three times** the annual rent for the apartment. **If you are self-employed we will need a copy of your tax return or a letter from your financial advisor to confirm income **

Apartment # _____ Total Monthly Rent:\$ _____ Rent x 3x12= Minimum Salary per

applicant. We don't accept partial payments. We do not calculate the required income based on a portion of the rent. Applicant Salary: _____ Co-Applicant Salary: _____

ANY Source of additional income (Investments and Assets): _____

Total Salary including: Income/Investments: _____

If you are self-employed we will require the most recent tax return to be attached to this credit application. If you are not self-employed either a W2 or the two most recent paystubs will be required for employed applicants.

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 TYPE or PRINT CLEARLY: Student Information.

Occupants Name (Student) _____ Cell Phone# _____

*Email Address _____

Current address on or off campus: _____

Current Landlord: _____ Cell phone # _____

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 certified check/money order payable to (either Gilreath Manor LLC, 40-50 Main LLC, Grandonico Properties LLC, Grand Block 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 through email or Docusign.) The deposit shall only be refunded if said application is not accepted by the owner. Any money paid to any of Grandonico Properties 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. We do not accept groups who have any member who may have ever been on sanction at the University of Massachusetts. 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 sign and fax or email this form to our office.

Signature of applicant _____

Signature of applicant _____

Application received by _____ Date _____ Time _____