

J.B. REALTY ENTERPRISE CORP.

108 High Rock Avenue – Saratoga Springs, NY 12866
Email: leasing@springvalleysaratoga.com
Phone: (518) 888-2885

rental application

This application and the contents thereof may be considered part of a Lease, and are represented to be accurate and complete.

\$20 per person (over 18) Application Fee due with application.

RETURN APPLICATION TO:
leasing@springvalleysaratoga.com

SPRING VALLEY APARTMENTS

108 High Rock Avenue
Saratoga Springs, NY 12866

Desired Date of Occupancy _____

PERSONAL INFORMATION

APPLICANT'S FULL NAME _____

Date of Birth _____ Phone _____ Marital Status _____

Social Security No. * _____ Email Address _____

CO-APPLICANT'S FULL NAME _____

Date of Birth _____ Phone _____ Marital Status _____

Social Security No. * _____ Email Address _____

RESIDENCE HISTORY

PRESENT ADDRESS _____

Lessor's phone _____ Length of time at Present Address _____

Present Lessor or Mortgage Holder _____

Amount of Rent \$ _____ Reason for Moving _____

PREVIOUS ADDRESS _____ HOW LONG _____

Previous Lessor _____ Phone _____

Amount of Rent \$ _____ Reason for Moving _____

RESIDENT QUESTIONS

Is anyone a smoker? _____

Do you have any pets and if so please describe: _____

Spring Valley is a community where neighbors respect each other ie: loud and late noise would not be a good fit. Is a quiet community good for you? Yes _____ No _____

EMPLOYMENT INFORMATION

EMPLOYED BY _____ How Long? _____
Employer's Address _____ Telephone _____
Position Held _____ Supervisor _____

CO-RESIDENT EMPLOYER _____ How Long? _____
Employer's Address _____ Telephone _____
Position Held _____ Supervisor _____

INCOME INFORMATION

Gross Income:	From Employers:	Other Sources:	Name of other source
APPLICANT	\$ _____	\$ _____	_____
CO-APPLICANT	\$ _____	\$ _____	_____

* Credit check by TransUnion is used to verify credit information. TransUnion requires SSN and Driver's License.

OTHER INFORMATION

Automobile Information:

Make _____ Model _____ Year _____ Color _____ Plate No. _____ State _____
Make _____ Model _____ Year _____ Color _____ Plate No. _____ State _____

Driver's License No. _____

Applicant _____ Co-Applicant _____

In Case of Personal Emergency, Notify: _____ Relationship _____

Address: _____ Telephone _____

APPLICANT'S SIGNATURE _____

CO-APPLICANT _____

DATE SIGNED _____

**** PLEASE RETURN APPLICATION TO: leasing@springvalleysaratoga.com ****

The \$20 per person non-refundable Application fee made herewith will be held by J.B. Realty Enterprise with the clear understanding that this application is subject to approval and acceptance by J.B. Realty Enterprise. If accepted and approved, the applicant agrees to execute a written Lease and pay first month's rent and security deposit (equal to one month's rent) within three (3) days of receiving the Lease. This application will become part of your Lease. The applicant(s) make the foregoing representations knowing that management will rely on the accuracy thereof in acting on this application. Occupancy limited to 4 adults per apartment.

IMPORTANT: SPRING VALLEY IS A NON- SMOKING PROPERTY for all residents and guests and will be strictly enforced.



Credit Retriever

APPLICANT/TENANT CONSENT

I hereby consent to allow *J.B. Realty Enterprise Corp.*, through its designated agent and its employees, to obtain and verify my credit information, criminal information, and/or eviction information for the purpose of determining whether or not to lease an apartment to me. I understand that should I lease an apartment, *J.B. Realty Enterprise Corp.*, and its agents shall have the continuing right to review my credit information, criminal information, rental application, payment history and occupancy history for account review purposes and for improving application review methods.

Please attach a copy of the front of your Driver's license. It is required by TransUnion to run your credit report.

Applicants Name	Signature	Date
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Co-Applicants Name	Signature	Date
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REQUEST FOR VERIFICATION OF EMPLOYMENT

INSTRUCTIONS: *APPLICANT – Please provide a current pay stub or letter of employment if a new job OR alternatively complete Part I*

EMPLOYER: *Please complete Part II*

PART I - REQUEST

TO: (Name and address of Employer)

FROM:

J.B. REALTY ENTERPRISE CORP.
108 HIGH ROCK AVE - Office
SARATOGA SPRINGS, NY 12866

Signature of Landlord Date

I have applied for an apartment and stated that I am employed by you. My signature below authorizes verification of this information.

NAME AND ADDRESS OF APPLICANT:

Signature of Applicant Date

PART II - VERIFICATION OF PRESENT EMPLOYMENT

EMPLOYMENT DATA:

Applicants Date of Employment: _____

Present Position: _____

PAY DATA:

Current Base Pay \$ _____ Annual Monthly Weekly (Circle one)

EARNINGS:

Year-to-Date

Past Year

Base Pay \$ _____ \$ _____

Signature & Title of person submitting Information:

_____ Date _____