



**NON-REFUNDABLE APPLICATION FEE: \$40 each applicant (Cash or Money Order only accepted). Must return the application with a Driver's License/ Passport & S.S Card, and 3 most recent pay stubs. Incomplete applications will not be accepted.**

## RENTAL APPLICATION & TENANT RELEASE FORM

THE INFORMATION ON THIS PAGE IS TO BE COMPLETED BY THE PROSPECTIVE TENANT FOR THE PURPOSE OF OBTAINING A RENTAL LEASE.

*Residency can be denied on the basis of unsatisfactory review of employment verification, personal references, insufficient or prior landlord references, insufficient history of paying rent or employment, criminal history, or any other personal information revealed by the applicant or during our due diligence process. We do not discriminate on the basis of age, race, religion, national origin, or sexual orientation. All residents must be capable of living independently and must not rely upon others for their care, hygiene, feeding, or medication. Any misrepresentation on this application can be grounds for termination of tenancy.*

Date: \_\_\_\_\_ Subject Building: \_\_\_\_\_ Rent: \_\_\_\_\_ Anticipated Move in Date: \_\_\_\_\_

### APPLICANT'S PERSONAL/RENTAL INFORMATION

APPLICANT NAME— FIRST, MIDDLE, LAST \_\_\_\_\_ BIRTH DATE—MM/DD/YY \_\_\_\_\_

DRIVER'S LICENSE/PASSPORT# \_\_\_\_\_ SOCIAL SECURITY # \_\_\_\_\_ E-MAIL \_\_\_\_\_

CURRENT ADDRESS: \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

CURRENT LANDLORD'S NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

PREVIOUS ADDRESS (IF LESS THAN 2 YEARS): \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

PREVIOUS LANDLORD'S NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

### APPLICANT'S EMPLOYMENT INFORMATION

NAME	ADDRESS	CITY/STATE	ZIP CODE	PHONE#	EMPLOYED SINCE	SALARY
1. _____	_____	_____	_____	_____	_____	_____
2. _____	_____	_____	_____	_____	_____	_____

1. \_\_\_\_\_

2. \_\_\_\_\_

GROSS HOUSEHOLD MONTHLY INCOME: \_\_\_\_\_

HAVE YOU EVER FILED FOR BANKRUPTCY? YES \_\_\_ NO \_\_\_ IF YES LIST THE STATE AND THE DATE FILED: \_\_\_\_\_

HAVE YOUR EVER BEEN CONVICTED OF ANY CRIME? YES \_\_\_ NO \_\_\_ IF YES LIST THE STATE AND NATURE OF THE OCCURRENCE: \_\_\_\_\_

HAVE YOU EVER BEEN TAKEN TO LANDLORD/ TENANT COURT? YES \_\_\_ NO \_\_\_

IF YES PLEASE EXPLAIN: \_\_\_\_\_

LIST TWO (2) PERSONAL REFERENCES (MUST NOT BE RELATED TO THE APPLICANT) INCLUDE NAME & BEST CONTACT #

1. \_\_\_\_\_

2. \_\_\_\_\_

*I hereby grant New Wave Estates and/or its designee the right to process this credit application at this time or any other time in the future we deem necessary for the purpose of obtaining a rental lease and or collecting a debt. In compliance with the **FAIR CREDIT REPORTING ACT**, this notice is to inform you that the processing of this application includes but is not limited to making inquiries deemed necessary to verify the accuracy of the information herein, including procuring consumer reports from consumer reporting agencies, obtaining credit information from other credit institutions and criminal background checks from appropriate law enforcement agencies. You have the right to make a written request within a reasonable period of time to receive additional information. This application and documentation supplied shall remain the property of the apartment complex, landlord or realtor regardless if rental lease is granted.*

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

\_\_\_\_\_  
Date

## New Jersey Fair Chance in Housing Act Disclosure

Effective January 1, 2022, New Jersey's Fair Chance in Housing Act, N.J.S.A. 46:8-52 to 64 (FCHA), regulates a housing provider's ability to considering an applicant. Below is an overview of the law:

- Before making a conditional offer of housing, New Wave Estates may consider only whether an applicant has a conviction for the manufacture or production of methamphetamine on the premises of federally assisted housing, or whether an applicant has a lifetime registration requirement under a State sex offender registration program.
- After extending a conditional offer of housing, New Wave Estates intends [or does not intend] to review and consider any criminal conviction in the applicant's record within the allowable time periods in a manner consistent with the FCHA and its accompanying rules.
- New Wave Estates will not consider, or request from an applicant or any other person or entity, any other information about an applicant's criminal history as part of the application process until and unless a conditional offer of housing has been made. However, you may choose to provide evidence demonstrating inaccuracies within aspects of your criminal record which may be considered under the FCHA, or evidence of rehabilitation or other mitigating factors to New Wave Estates at any time.
- If you are subjected to the withdrawal of a conditional offer of housing due to criminal history, you have the right to request and receive the materials relied upon by New Wave Estates in making this determination.
- You have the right to dispute, within ten (10) days of receiving this statement, the relevance and accuracy of any criminal record, and to offer evidence of any mitigating facts or circumstances, including but not limited to your rehabilitation and good conduct since the criminal offense.

**New Wave Estates may only consider, after the issuance of a conditional offer, the following criminal records:**

- a conviction for murder, aggravated sexual assault, kidnapping, arson, human trafficking, sexual assault, endangering the welfare of a child in violation of N.J.S.2C:244(b)(3); or
- a conviction for any crime that resulted lifetime registration in a state sex offender registry; or
- a conviction for a first (1<sup>st</sup>) degree indictable offense that was issued or resulted in a prison sentence that concluded within the past six (6) years; or
- a conviction for any second (2<sup>nd</sup>) or third (3<sup>rd</sup>) degree indictable offense that was issued or resulted in a prison sentence that concluded within the past four (4) years; or
- a conviction for any fourth (4<sup>th</sup>) degree indictable offense that was issued or resulted in a prison sentence that concluded within the past one (1) year; or
- Federal or out-of-state equivalents of the forgoing offenses.

New Wave Estates may only withdraw a conditional offer based on your criminal record if New Wave Estates determines, by a preponderance of the evidence, that the withdrawal is necessary to fulfil a substantial, legitimate, and non-discriminatory interest.

**If you believe that any owner, agent, employee, or designee of the housing provider has violated the FCHA, you may contact the New Jersey Division on Civil Rights at [www.NJCivilRights.gov](http://www.NJCivilRights.gov) 1-866-405-3050). A complaint must be filed with DCR within 180 days of the alleged conduct. You cannot be subjected to retaliation for filing a complaint or for attempting to exercise your rights under the FCHA.**

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Prospective Tenant Signature

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Date