

MILL ROCKS

The following lease application is for a residential apartment lease at MILL ROCKS located at 361 Newark Avenue, Jersey City.

Please fill it out completely and return either via email to info@PointCapDev.com or via regular mail to:

Mill Rocks
c/o Point Capital Development
Post Office Box #4
Jersey City, NJ 07303

Please include with your application, employment verification and your last two pay stubs.

Once the application is reviewed for completeness, you will be sent an email from the NTN (National Tenant Network) website that includes a link to the credit report application. The email will be titled "link to our online credit application". Follow the link and complete the application. The cost is \$35 per applicant and paid by the applicant. If there is more than one applicant, fill out one of the credit applications as "co-applicant". The credit report will be sent to the building's Leasing Agent and your lease application will be deemed complete.

The Leasing Agent will contact you within 48 hours of the completion of your application.

If you have any questions please email them to info@PointCapDev.com

Thank you for your interest in Mill Rocks

Applicant email: _____ Co-Applicant email: _____



NEW JERSEY ASSOCIATION OF REALTORS® STANDARD FORM OF
LEASE APPLICATION

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1	LEGAL NAME OF APPLICANT		DATE OF APPLICATION	
2	PRESENT ADDRESS		HOME PHONE NUMBER	
3	DATE OF BIRTH	OCCUPATION	YEARLY INCOME	
4	EMPLOYER		EMPLOYER ADDRESS	
5	LENGTH OF EMPLOYMENT	EMPLOYMENT VERIFICATION DEPT. NO.	PRESENT LANDLORD	LANDLORD BUS. PHONE NO.
6	PRESENT RENT	HOW LONG A TENANT	LEASE EXPIRATION DATE	IN CASE OF EMERGENCY NOTIFY (NAME AND PHONE NO.)
7	LEGAL NAME OF CO-APPLICANT			Phone #
8	PRESENT ADDRESS			
9	DATE OF BIRTH	OCCUPATION	YEARLY INCOME	
10	EMPLOYER		EMPLOYER ADDRESS	
11	LENGTH OF EMPLOYMENT	EMPLOYMENT VERIFICATION DEPT. NO.	PRESENT LANDLORD	LANDLORD BUS. PHONE NO.
12	PRESENT RENT	HOW LONG A TENANT	LEASE EXPIRATION DATE	IN CASE OF EMERGENCY NOTIFY (NAME AND PHONE NO.)
13	APPLICANTS INTEND TO USE THE LEASED PREMISES AS FOLLOWS:			
14	AUTO LIC. PLATE - APPLICANT		AUTO LIC. PLATE - CO-APPLICANT	
15	ANY PETS?	IF YES, WHAT KIND	HOW MANY	SIZE
16	☐ YES ☐ NO			
17	APPLICANT'S REFERENCES (OTHER THAN RELATIVES)			
18	NAME	ADDRESS	PHONE NO.	
19	1			
20	2			
21	3			
22	CO-APPLICANT'S REFERENCES (OTHER THAN RELATIVES)			
23	NAME	ADDRESS	PHONE NO.	
24	1			
25	2			
26	3			
27	BANK REFERENCES - APPLICANT		BANK REFERENCES - CO-APPLICANT	
28	CHECKING (NAME OF BANK & ACCOUNT NO.)		CHECKING (NAME OF BANK & ACCOUNT NO.)	
29	SAVINGS (NAME OF BANK & ACCOUNT NO.)		SAVINGS (NAME OF BANK & ACCOUNT NO.)	
30	OTHER (CREDIT CARDS)		OTHER (CREDIT CARDS)	
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70	WILL APPLICANT'S EMPLOYER BE RESPONSIBLE FOR PAYMENT OF RENT? ☐ YES ☐ NO			
71				

PROPERTY FOR WHICH THIS IS AN APPLICATION

ADDRESS 361 Newark Avenue, Jersey City; aka Mill Rocks
 LANDLORD 361 Newark Avenue Urban Renewal, LLC PHONE NUMBER 646-522-9125
 ADDITIONAL INFORMATION

Landlord acknowledges receipt of this Lease Application on _____. The Landlord reserves the right to accept or reject the application.

Brokerage fee to be paid by: ☐ LANDLORD ☒ TENANT

Rental Application Fee: By signing this Lease Application, applicant(s) agree to pay \$0, but tenant must pay credit report fee before application is accepted.

Security Deposit Due By: Lease signing

Lease Deposit in the Amount of: \$ 0

Applicants for tenancy for a Condominium/Co-operative unit generally must be provided with the following statement as provided by New Jersey law: NOT APPLICABLE, this is not a condominium

THIS BUILDING IS BEING CONVERTED TO OR IS A CONDOMINIUM OR CO-OPERATIVE. YOUR TENANCY CAN BE TERMINATED UPON 60 DAYS NOTICE IF YOUR APARTMENT IS SOLD TO A BUYER WHO SEEKS TO PERSONALLY OCCUPY IT. IF YOU MOVE OUT AS A RESULT OF RECEIVING SUCH A NOTICE, AND THE LANDLORD ARBITRARILY FAILS TO COMPLETE THE SALE, THE LANDLORD SHALL BE LIABLE FOR TREBLE DAMAGES AND COURT COSTS.

I/We hereby warrant that all representations set forth above are true. To verify the above statements, I/We direct persons named in this application to give any requested information concerning me/us. I/We hereby waive all rights of action for consequences as a result of such information. I/We hereby authorize and grant permission to the below named real estate firm to do a credit check and will pay \$_____ for cost of process. The attached Information Release Form should be for such credit inquiries.

I/We hereby authorize the below named real estate firm to provide the information obtained from such credit bureau to the landlord.

I/We acknowledge receipt of the Consumer Information Statement on New Jersey Real Estate Relationships.

It is understood that Tenant Applicant(s) cannot take possession of rental until application is investigated and accepted by the Landlord, the first month's rent and full security deposit is paid, and a Lease Agreement has been entered into between the Landlord and Tenant(s).

APPLICANT CO-APPLICANT

Brokerage Firm Agent

Address Phone Number

**Please include employment verification and last two (2) pay stubs

Unit you are applying for: _____

Requested Occupancy Date: _____

Requested Lease Term: _____

Do you have pets? _____ How many? _____ Breed _____

Do you require a Guarantor? _____ Is the Guarentor in state? _____

Do you need parking? _____ Fill in information on Page 1