



Visit www.OwnBuffalo.com or call us at (716) 608-3200

Shown By _____

APPLICATION FOR RENTAL

Notice: All adult applicants (18 years or older) must complete a separate application for rental.

APARTMENT	RENT	SECURITY DEPOSIT	DATE SHOWN	DATE RCVD BY OFFICE
RENT INCLUDES <input type="checkbox"/> Stove <input type="checkbox"/> Refrigerator <input type="checkbox"/> Dish Washer <input type="checkbox"/> Microwave <input type="checkbox"/> Parking ___ cars <input type="checkbox"/> Storage				
APPLICANT INFORMATION				
LAST NAME	FIRST NAME	M.I.	SSN	DRIVER'S LICENSE #
BIRTH DATE	HOME PHONE ()	WORK PHONE ()	EMAIL	
CURRENT ADDRESS				
STREET ADDRESS		CITY	STATE	ZIP
DATE IN	DATE OUT	LANDLORD NAME	LANDLORD PHONE ()	
MONTHLY RENT \$	REASON FOR LEAVING			
PREVIOUS ADDRESS				
STREET ADDRESS		CITY	STATE	ZIP
DATE IN	DATE OUT	LANDLORD NAME	LANDLORD PHONE ()	
MONTHLY RENT \$	REASON FOR LEAVING			
OTHER OCCUPANTS				
LIST NAMES AND BIRTH DATES OF ALL ADDITIONAL OCCUPANTS 18 YEARS OR OLDER				
LIST NAMES AND BIRTH DATES OF ALL OCCUPANTS 18 YEARS OR YOUNGER				
ANIMALS				
WHAT ANIMALS DO YOU HAVE? (List Type, Breed, and Weight)				
EMPLOYMENT & INCOME INFORMATION				
1. EMPLOYER/COMPANY		OCCUPATION		MONTHLY SALARY \$
SUPERVISOR NAME		SUPERVISOR PHONE ()	START DATE	END DATE
2. EMPLOYER/COMPANY		OCCUPATION		MONTHLY SALARY \$
SUPERVISOR NAME		SUPERVISOR PHONE ()	START DATE	END DATE
1. OTHER INCOME DESCRIPTION				MONTHLY INCOME \$
2. OTHER INCOME DESCRIPTION				MONTHLY INCOME \$
EMERGENCY CONTACT				
1. NAME	ADDRESS	PHONE ()	RELATIONSHIP	
2. NAME	ADDRESS	PHONE ()	RELATIONSHIP	
PERSONAL REFERENCES				
1. NAME	ADDRESS	PHONE ()	RELATIONSHIP	
2. NAME	ADDRESS	PHONE ()	RELATIONSHIP	

BACKGROUND INFORMATION		
HAVE YOU EVER:	Filed for bankruptcy? <input type="checkbox"/> Yes <input type="checkbox"/> No	Willfully or intentionally refused to pay rent when due? <input type="checkbox"/> Yes <input type="checkbox"/> No
Please be honest with these questions as we complete extensive background checks.	Been evicted from a tenancy, broken a lease before the end of the term, or left owing money? If yes, please provide Property Name, City, State, and Landlord Name. <input type="checkbox"/> Yes <input type="checkbox"/> No	
We can work with honest people in many instances.	Have you or any other occupants or residents been convicted of a crime? If yes, please provide Type of Offense, County, and State. <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Do you have any collection accounts with utility companies (gas, electric, or water)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
VEHICLE INFORMATION		
1. MAKE & MODEL	YEAR	LICENSE NO. & STATE
2. MAKE & MODEL	YEAR	LICENSE NO. & STATE
OTHER VEHICLES		
OTHER INFORMATION		
PLEASE INCLUDE ANY OTHER INFORMATION YOU BELIEVE WOULD HELP TO EVALUATE THIS APPLICATION		
<p>I/we, the undersigned, authorize Realty Edge, Inc, Fidelis Screening Solutions, LLC, Landlord and its agents (collectively "Investigating Party/ies") to obtain an investigative consumer credit report including but not limited to credit history, OFAC search, landlord/tenant court record search, criminal record search and registered sex offender search. I authorize the release of information from previous or current landlords, employers, and bank representatives. This investigation is for resident screening, rent collection, and post tenancy collection purposes only, and is strictly confidential. I/We understand that should I/We lease an apartment, the Investigating Parties shall have a continuing right to review those items in addition to my residency information from any source and may exchange credit information with consumer reporting agencies. This report contains information compiled from sources believed to be reliable, but the accuracy of which cannot be guaranteed. I hereby hold the Investigating Parties free and harmless of any liability for any damages arising out of any improper use of this information.</p> <p>Important information about your rights under the Fair Credit reporting Act:</p> <ul style="list-style-type: none"> • You have a right to request disclosure of the nature and scope of the investigation. • You must be told if information in your file has been used against you. • You have a right to know what is in your file, and this disclosure may be free. • You have the right to ask for a credit score (there may be a fee for this service). • You have the right to dispute incomplete or inaccurate information. Consumer reporting agencies must correct inaccurate, incomplete, or unverifiable information. <p>These reports are being processed by Fidelis Screening Solutions, LLC, 4534 Clinton St. Ste. 2, West Seneca, NY 14224. A summary of your rights under the Fair Credit Reporting Act is available by visiting http://www.consumerfinance.gov/learnmore or writing Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.</p>		
_____	_____	_____
<i>Print Name</i>	<i>Sign Name</i>	<i>Date</i>
APPLICATION PROCESS:		
<p>Applicant agrees to pay an application fee of \$200.00. If Applicant is accepted, the entire application fee is applied to the Security Deposit. If Applicant is not accepted, \$50.00 per applicant will be deducted from the application fee and the remainder will be returned. If any information on this application is falsified, Applicant forfeits the entire application fee. If Applicant is approved for the apartment and subsequently does not move in, all funds are forfeited. I understand that if any information proves false at any time during the investigation or subsequent investigations, it will be deemed an event of default under any such lease and Landlord/Owners may cancel and annul any lease given in reliance upon such information.</p> <p>I UNDERSTAND THE APPLICATION AND DEPOSIT PROCESS.</p>		
_____	_____	_____
<i>Print Name</i>	<i>Sign Name</i>	<i>Date</i>





4043 Maple Road
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716-608-3200 fax 716-608-4449

Our Rental Application Process

Thank you for your interest in applying for one of our apartments! At Realty Edge, we take our tenant screening very seriously. As such, we adhere to a strict tenant screening policy to make sure we get the best quality tenant.

Why Rent from Realty Edge

At Realty Edge, we provide first class rental management in Western New York. We offer a broad range of properties for rent including single family homes, condos, duplexes, fourplexes, apartments, and other multi-plexes. If you're looking for a Buffalo area apartment to rent, Realty Edge has what you're looking for.

Benefits of Renting From Realty Edge:

- **Apartments run and maintained by a professional landlord, not a private landlord who may not handle your requests in a timely manner**
- Our office hours are 9 AM -- 5 PM, Monday through Friday, excluding normal holidays.
- **We do feature a 24 Hour Customer Service Hotline with 24 hour on call maintenance.**
- All of our properties are ready when you move in. We use insured professional vendors (painters, handymen, plumbers, carpet cleaners, etc) to ensure that your unit is in good condition. We inspect the work performed to ensure that everything is rent ready before you move in.
- **We make paying your rent easy by accepting multiple online options (e-check or credit card).**
- All security deposits collected are held in a FDIC insured bank.
- We provide you the ability to request repairs online through a simple online form.
- All the maintenance contractors sent to your home are insured professionals who must meet strict standards set by us. Many have been giving our tenants excellent service for many years.
- When you sign your lease, you have the opportunity (and are encouraged) to schedule a personal meeting with a property manager to go over all parts of the lease to help ensure that everyone is aware of their responsibilities under the lease.
- **All our Property Managers are licensed real estate professionals in the state of New York.**

Anyone over the age of 18 living in the home is required to fill out a rental application. We have a strict "no blanks" policy on our applications. Every field requires an answer. In addition, we will need a copy of a government issued photo identification (driver's license, non-driver's identification card, passport, military ID) to prevent identity theft.

When you turn in your rental application, we require a deposit of \$200. If approved, the \$200 is applied directly to your security deposit. If you are declined, we deduct \$50 for each applicant to cover the cost of credit and background checks. The remaining portion will be returned to you. If any information on this application is falsified, the Applicant forfeits the entire application fee. If Applicant is approved for the apartment and subsequently does not move in, all funds are forfeited.

We will also require proof of income in the form of pay stubs, a verifiable new hire letter, social security statement, bank statement, retirement statement, or other proof of income as deemed acceptable by our staff.

Time frame: The average turnaround time for an application is 24-48 hours once we have all your information. **Notifying your references that we will be calling can help expedite this process!**

Our Rental Criteria

Every applicant must meet our minimum requirements. These requirements are:

1. Combined Net (After Tax) Income of all applicants must be 3x the rent.
2. Guarantors may be held to a higher income standard of 4x to 5x.
2. Applicant must have good references (both Landlord and Personal).
3. Applicant can not have any evictions on their record or eviction proceedings filed against them.
4. Background checks are completed on all appliances. Disclosure before we discover something helps you a great deal!
5. Credit checks are completed on all applicants, and we target a 620 credit score. All credit reports are individually reviewed and assessed. We consider all credit reports and may be able to offer you a home with damaged credit, based on property owner policies. If you have a score under 620, you can also apply with a credit-worthy cosigner. In some instances, we will accept a larger security deposit instead of a cosigner. Ask your leasing agent for more details.