

Dear potential resident,

Thank you for taking the time to inquire about The Millennia, a brand-new luxury residential rental building. By offering large full service, luxury residences in an amenity rich building at competitive prices, The Millennia offers more value than any property in the area.

Each apartment boasts dramatic high ceilings, hardwood floors, expansive kitchens, quartz counter tops, stainless appliances and in unit large front loading washer/dryer. In addition to a beautiful home, we plan to amaze you with the level of our services.

We offer a 5,000 sq. ft. 6 story high indoor park with a 23' waterfall, park benches, and giant trees, a 5,500 sq. ft roof deck with barbeque grills, fire pit, outdoor tv, and picnic tables, A state of the art fitness center overlooking the park and a magnificent social room. In addition, we have 35 private offices available to work and live in the same building. There are 146 indoor parking spaces.

LEASING FEES

- Application fee: \$20 (non-refundable) per applicant due at time of credit check.
- Lease terms: Minimum of twelve (12) month lease. We recommend a 24 month lease to lock in the low current rent.
- Security deposit: One (1) month's rent or approved through RHINO
- Move-in security deposit: If your mover is not insured, we also require a \$500 security deposit 3 days before move in. The entire amount will be returned if no damage and no clean-up is needed.
- Utilities: Residents are responsible for their individual Con Edison meter for electric. This is direct to tenant with no markup.
- Free internet: We provide at no charge high speed internet which permits TV streaming and free internet in your apartment.
- ACH savings: Save \$100/month if you pay your rent through ACH.

FAIR HOUSING

The Millennia complies with the Federal Fair Housing Act. We do not discriminate on the basis of race, color, religion, national origin, gender, sexual orientation, age, familial status or disability, or any other basis protected by applicable state, Federal or local fair housing laws.

APPLICATIONS

To be considered for approval, all adults must fully complete a rental application. Applications containing untrue, incorrect or misleading information will be declined. All applicants must be eighteen (18) years of age or older. All applications are subject to approval through an outside Application Processing Agency. All information obtained is kept confidential and a copy of our privacy policy is available to you upon request. Each application is evaluated with a scoring method that weighs the indicators of future rent payment performance. The score is based on statistical analysis of prior renters' indicators and subsequent payment performance. Based on the score, we may choose to accept or decline an applicant, or seek additional requirements for approving the lease. Approval with additional deposit and denial are based on a review of the following:

- 1) Income - Gross monthly household income must be verifiable and sufficient to cover the rent and other typical household obligations.
- 2) Credit History - To be considered in the overall credit worthiness of the application. A complete credit history from a credit bureau is required. Unsatisfactory credit history may disqualify an applicant from renting an apartment in this community. An unsatisfactory credit report is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. Applicants that meet all other qualifying criteria but do not have credit may be required to pay an increased deposit.



- 3) Rent/Mortgage payment history - Any applicant with an eviction or an applicant that owes monies to another property(s) or property management company(s) will be automatically declined. In addition, any applicant with any legal proceedings, judgments, evictions and skips may result in a declined application.
- 4) Employment History - Applicant must be employed or provide proof of income. Each applicant must provide written proof of income:
 - Most recent paycheck stubs.
 - Most recent bank account statements.
- 5) Criminal History - Criminal history will be checked. Any applicant whose criminal history cannot be verified will be automatically declined. Any applicant with a record of a violent crime(s) will be automatically declined. This includes any applicant with a violent crime(s) felony conviction, deferred adjudication of a felony violent crime(s), or who has been charged with a violent crime(s) felony. This also includes any terrorism related convictions or charges. Applicants with a record of a non-violent felony or felonies that have occurred within the past ten (10) years will not be accepted. This includes any applicant with a non-violent felony or felonies conviction, deferred adjudication of a non-violent felony or felonies, or who has been charged with a non-violent felony or felonies. Misdemeanors against persons or property, including prostitution and/or drugs, which have occurred within the past five (5) years, will not be accepted. This includes misdemeanor(s) conviction, deferred adjudication of a misdemeanor(s), or an applicant who has been charged with a misdemeanor(s). Any person convicted for crimes of a sexual nature, designated as a sexual predator/offender, or under consideration by any court for being declared a sexual predator/offender will not be accepted.

HOUSEHOLD INFORMATION

All prospective tenants must provide proof of identity and current residence. In addition, any tenants seeking access to handicap accessible parking and/or handicap accessible units must provide documentation verifying the disability.

- Valid State or Federal Identification for all adult household members, i.e., Birth Certificate, Driver's License, Non-Drivers ID, Military ID, etc. Expired documents are NOT considered valid.
- Proof of current address (landlord letter or lease).

ROOMMATES

Each resident and/or Guarantor is jointly and severally (fully) responsible for the entire rental payment as well as all community rules and policies. Management will not refund any part of the security deposit until the apartment is vacated by all leaseholders.

OCCUPANCY GUIDELINES

Absent of any more stringent state, city, or local ordinance, the standard occupancy guidelines will be a maximum of two (2) adult residents per bedroom. An occupant will be considered a resident and must be listed on the lease agreement if they reside at the premises more than 50% of the time.

PET POLICY

The Millennia is a pet friendly building. We welcome most friendly housebroken pets. There is a maximum of 2 dogs or cats per apartment. All pets must have a leash at all times in the public spaces of the building and grounds around building. All tenants must clean up after their pets in the building and within 1 block of the Millennia. Poop bags will be supplied. Landlord has the right to interview all pets and deny leases to tenants with pets that are not acceptable. The following breeds of dogs are not permitted: Rottweilers, Pit Bulls, Presa Canarios, Doberman Pinscher, Akitas, Great Danes, Cana Corsos, Mastiffs, Wolf Hybrids. Only Animals allowed are cats, dogs and fish. There is no charge for fish. Tenants who have pets which create problems for other tenants may be asked to have your pet trained or have your pet live elsewhere. Please note that the building has 25 cameras to record problems.

There is a one time charge of \$400 per dog or cat and a monthly charge of \$50 per month. When pets are acquired tenant must register within a week. A fine of \$1,000 will be charged for each unregistered pet.



PHOTOGRAPHS

As part of your application please submit photographs of each occupant and each pet. Please print the names of each person or pet on the back and date of birth of all children less than 18 years of age.

Qualification Checklist For Prospective Tenants

- Completed and signed Residential Rental Application for each adult.
- Non-refundable application fee of \$20.00 paid for at time of credit check.
- Copy of a valid State or Federal identification for all adult household members, i.e., Birth Certificate, NYS Driver’s License, or Non-Drivers ID.
- If you claim a disability on your application and seek access to handicap accessible parking, you must provide a notarized doctor’s note verifying the disability. If applicable, please provide a copy of your registered handicap parking pass.
- Most recent paycheck stub.
- Most recent bank account statements.
- Photo of each occupant with name on back. Note: if child please provide date of birth.
- Photo of each pet with name on back.

Selections

- 1) Lease term 1 year 18 Months 2 year
- 2) Apartment size Studio 1 BR 2 BR
- 3) Terrace Y N
- 4) Unit Name _____ Floor # _____ Rent per month \$ _____ RHINO? Y N _____
- 5) Electronics package-Installed NEST/SMART TV with ROKU/TV Mount/Sound Bar - \$60/month/room or \$600 Y N # _____
- 6) NEST Thermostat Installed \$15/month or \$150 one time fee _____ Y N
- 7) Sound Bar \$15/\$150 & Smart TV w/ ROKU & TV Mount \$30/\$300 Installed per room - Choose any combination Y N
- 8) Custom Closet - \$25 per month or one time fee of \$250—Azalea (3 Towers in Walk In) Y N
- 9) Custom Closet - \$10 per Tower in any Closet or one time fee of \$100 per Tower – Speak to Leasing Agent-re: Room/Closet Y N
- 10) Office Access \$250/month Y N
- 11) Parking Unassigned \$175 Lower Level Unassigned Y N or \$200 Upper Level Unassigned Y N
- 12) Parking Assigned for 2 Cars – Tandem Parking @ \$175 ea. Lower Level Y N or \$200 ea. Upper Level Y N
- 13) Electric Car Assigned Parking:\$300 each space # _____ Y N
- 14) Heated Storage Bins \$75 5’x5’x8’ (\$10 off 2nd Bin) Y N # _____ or \$60 4’x5’x8’ Y N # _____
- 15) Unheated Storage Bins \$50 (\$10 off 2nd Bin) 5’x5’x8’ Y N # _____
- 16) Furniture \$450/room + \$350 mattress fee Y N # of Rooms _____
- 17) Pet fee \$400 + \$50 month each 1 2 Type of pet _____ Weight _____



It is understood that The Millennia Residence LLC will have no obligation to rent this property to the applicant unless and until a lease is signed by all parties to the lease.

Date: _____

Applicant Information

FIRST NAME		LAST NAME		MIDDLE INITIAL	SOCIAL SECURITY #	
TELEPHONE	DRIVER LICENSE #		STATE	EXP .	DATE OF BIRTH	
EMAIL	CURRENT ADDRESS			CITY	STATE	ZIP
LANDLORD NAME		LANDLORD PHONE		<input type="radio"/> RENT <input type="radio"/> OWN <input type="radio"/> OTHER		
YEARS AT LOCATION	LEASE EXP. DATE	REASON FOR LEAVING			RENT AMOUNT	
PRIOR ADDRESS		CITY	STATE	ZIP	YEARS AT ADDRESS	
EMPLOYER NAME*	EMPLOYER ADDRESS		CITY	STATE	ZIP	
YEARLY INCOME	YEARS AT JOB	INCOME VERIFIED BY PAYSTUB \$ _____ <input type="radio"/> WEEKLY <input type="radio"/> BIWEEKLY			LATEST TAX FORMS \$ _____ ANNUAL GROSS INCOME \$ _____	

Applicant References- Please provide references that are not related to you.

	NAME	ADDRESS	CITY	STATE	PHONE
1					
2					



Co-Applicant Information

FIRST NAME		LAST NAME		MIDDLE INITIAL	SOCIAL SECURITY #	
TELEPHONE	DRIVER LICENSE #		STATE	EXP .	DATE OF BIRTH	
EMAIL		CURRENT ADDRESS		CITY		STATE ZIP
LANDLORD NAME		LANDLORD PHONE		<input type="radio"/> RENT <input type="radio"/> OWN <input type="radio"/> OTHER		
YEARS AT LOCATION	LEASE EXP. DATE	REASON FOR LEAVING			RENT AMOUNT	
PRIOR ADDRESS		CITY	STATE	ZIP	YEARS AT ADDRESS	
EMPLOYER NAME*	EMPLOYER ADDRESS		CITY		STATE	ZIP
YEARLY INCOME	YEARS AT JOB	INCOME VERIFIED BY PAYSTUB \$ _____ <input type="radio"/> WEEKLY <input type="radio"/> BIWEEKLY			LATEST TAX FORMS \$ _____ ANNUAL GROSS INCOME \$ _____	

Co-Applicant References- Please provide references that are not related to you.

	NAME	ADDRESS	CITY	STATE	PHONE
1					
2					



Bank Reference

BANK	BRANCH	PHONE
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Note if we do not have a copy of pay stub we must call employer to confirm current employment and income.

Vehicle Information

MAKE	MODEL	YEAR	COLOR	PLATE	<input type="radio"/> FULL <input type="radio"/> COMPACT <input type="radio"/> SUV
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Please note we recommend all SUV park in upper level; Compact cars must be parked in spaces labeled "Compact".

Emergency Contact

NAME	PHONE	EMAIL	ADDRESS
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Contact has permission to enter your rental property in the event of illness or death or other emergency. YES NO

Pet Information

	PET NAME	BREED	WEIGHT	AGE	RABIES
1					<input type="radio"/> YES <input type="radio"/> NO
2					<input type="radio"/> YES <input type="radio"/> NO



Family Information

CHILDREN- To live in Millennia

	NAME, FIRST	LAST	SEX	DATE OF BIRTH
1			OMOF	
2			OMOF	
3			OMOF	
4			OMOF	

SPOUSE

NAME, FIRST	LAST	SEX	DATE OF BIRTH
		OMOF	

OTHER RESIDENT

NAME, FIRST	LAST	SEX	DATE OF BIRTH
		OMOF	

To verify the above statements, I/We direct those persons named in this application to answer questions about me or us. I/We waive all rights of actions for consequences as a result of such information. I/We agree and authorize and give permission to the owner, or its designated agent(s) to perform a credit and criminal check on me/us. I/We agree to pay a non-refundable deposit of \$20.00 per applicant for the credit and criminal check as permitted by state law.

CREDIT HISTORY

Have you declared bankruptcy in the past seven (7) years? Y N
 Have you ever been evicted from a rental residence? Y N
 Have you had two or more late rental payments in the past year? Y N



ADDITIONAL SOURCES OF INCOME

If you have other sources of income for us to consider, please list income, source, and person (banker, employer, etc.) who we may contact. You do not have to reveal alimony, child support, or spouse’s annual income unless you want us to consider it in this application.

- 1)
- 2)

AUTHORIZATION TO OBTAIN CONSUMER CREDIT REPORT & CRIMINAL HISTORY

The undersigned certifies the following: I/we hereby authorize the owner, or its designated agent(s), to obtain and review a consumer credit report containing my/our credit history in the manner permitted by the Fair Credit Reporting Act, and other non-public information as part of its evaluation process, I/we hereby authorize any credit reporting agency(ies) to provide a credit report(s) to the owner, or its designated agent(s).

I/we hereby authorize the owner, or its designated agent(s) to obtain any and all information regarding my/our criminal history, I/we hereby authorize, consent, and grant permission to any person or entity to release to the owner, or its agent(s) any and all information regarding my/our criminal history, I/we waive any and all claims I/we may have with respect to providing such information, I/we understand that the owner and its agent are not responsible for the accuracy or completeness of the information contained in such reports, i/we release the owner, and its agent(s) from any and all liability, claims, and lawsuits with respect to the information obtained from any or all the sources used by the owner, and its agent(s).

APPLICANT NAME	APPLICANT SIGNATURE	DATE	SOCIAL SECURITY #
CO-APPLICANT NAME	CO-APPLICANT SIGNATURE	DATE	SOCIAL SECURITY #

If the application is not approved or accepted by the owner or its agent(s), the deposit will not be refunded, the application hereby waiving any claim for damages by reason of non-acceptance which the owner or agent may reject. I recognize that as a part of your procedure for processing my application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with others with whom I may be acquainted. This inquiry includes information as to my character, general reputation, personal characteristics and mode of living as permitted by state law.

ACCURACY OF INFORMATION

Applicant hereby warrant that all representations set forth above are true and accurate. Applicant understands and agrees that the landlord has the right to terminate any lease between Landlord and applicants if the applicant has presented materially incorrect, false or misleading information in this Application.

APPLICANT NAME	APPLICANT SIGNATURE	DATE	EMAIL ADDRESS
CO-APPLICANT NAME	CO-APPLICANT SIGNATURE	DATE	EMAIL ADDRESS

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