



**MARKET RATE RENTAL INFORMATION  
THE RESIDENCES AT BOULDER RUN  
319 FRANKLIN AVE  
WYCKOFF, NJ 07481  
(201) 487-1500**

**Apartment shown:**

**Rate:**

**Valid until:**

**Utilities:** Landlord provides cold water.

**Application Fee:** \$50.00 application fee per Applicant to process your application including the required credit and criminal background check. All applicants age 18 and over must fill out an application. This fee is non-refundable, and the Application Fee check is payable to Hekemian & Co., Inc.

In addition to your application and the Application Fee, we require a \$500.00 deposit that will be credited toward your first (1st) month's rent. If your application is declined due to unsatisfactory credit or criminal background check, this \$500.00 will be refunded.

**On-line Applications:** Applications can be submitted online at [www.Hekemian.com](http://www.Hekemian.com). Please select "Apartment Search" from the top menu, choose your desired property from the search results, and click on the "Availability and Online Application" button. Follow instructions until you receive the confirmation page. **You may pay your application fees online, however holding deposit checks must be received by the office within 72 hours of application in order to maintain the hold on your selected apartment.**

If you decide not to take the apartment, this deposit will be forfeited. **The check for \$500.00 is payable to the Landlord: MUNICO ASSOCIATES.**

**Security Deposit:** Security is required at a rate of ONE AND ONE HALF month's rent. Your security deposit will be placed in an interest-bearing account while you are a Resident, and will be returned to you in accordance with the Lease provisions. Security deposit and the first month's rent must be in the form of: secured funds, money order, or certified check. **No cash** will be accepted.

**Income:** Total monthly household Gross Income must be at least three (3) times the amount of the monthly apartment rent. All applications must be submitted with income documentation. If there are two (2) applicants or co-applicants, each applicant must submit income documentation. Any application submitted without the proper income information will be considered incomplete and will not be processed nor will the apartment be held for you. Co-Signers require separate application forms and must be accompanied by income documentation. Income documentation will only be accepted in **ONE** of the following forms:

- Two (2) most recent pay stubs
- W-2 form
- 1040 form
- Bank statement
- Notarized letter of employment or letter from bank or government institution confirming pension/social security payments

**Credit:** Your credit history will be verified by a third-party verification company. Hekemian & Co., Inc. will receive a credit recommendation based on statistical data such as payment history, number and type of accounts, outstanding debt, and age of accounts. The recommendations will be one of the following:

- **Accepted-** The application will be accepted with standard deposits and fees.
  - **Accepted with conditions-** The Application may be accepted with a qualified co-signer. \*
- \* Please note: Co-signer's application must pass credit check and meet the same income requirements.

- **Declined** - Hekemian & Co., Inc. does not accept co-signers when “declined” is the result of **unsatisfactory credit or background check**. However, if the Application when “declined” has no credit established in the United States or an applicant does not meet our income requirements a co-signer will be required.

We do not discuss individual credit reports with applicants. You will be provided with the name, address and phone number of the consumer-reporting agency we used, and you must contact them directly if you choose to dispute anything they reported to us about your credit.

It is important to note that just because you are given an application for an apartment, it does not mean a particular apartment is being "held" for you. Apartments are rented to the first person who submits all of the following:

- 1): completed application with application fees
- 2): completed co-signer application, if necessary
- 3): \$500 deposit

For this reason, it is important that every applicant who is seriously interested in an apartment forward the necessary documents to the Rental Department *as soon as possible* so that the verifications and checks can be run to fulfill Company criteria.

**Lease Term:** All Leases are for a one (1)-year term.

**Occupancy:** The maximum number of persons allowed in a one (1) bedroom is **two** (2). In a two (2) bedroom, **four** (4) persons are allowed. In a three (3) bedroom, **six** (6) persons are allowed. Exceptions include one (1) additional child under the age of three.

**Pet Policy:** Cats: \$350 one-time nonrefundable pet fee + \$35/month per cat. Dogs: \$500 one-time nonrefundable pet fee + \$50/month. \*Max 2 pets per unit.

**Parking Policy:** All residences and guests are required to park in the designated parking areas only.

**Carpeting:** Under the terms of your lease, which you will sign for this apartment, all apartments are required to **carpet and pad 80%** of the floors. This can be in the form of an area rug, etc. Its purpose is to prevent noise from being transmitted through the floors to your neighbors.

**Leasing Office:** (201) 487-1500

**Property Manager  
from Hekemian & Co.,  
Inc. - Managing Agent:** Mr. James Mason  
505 Main Street, 4<sup>th</sup> Floor, Hackensack, NJ 07601  
(201) 487-1500 ext. 1140  
james@hekemian.com

**Company Website:** [www.hekemian.com](http://www.hekemian.com)

We hope that you will make our community your new home.

By signing this form, I agree that I have read the rental policy and understand the qualifications.

\_\_\_\_\_  
Prospective Resident/Applicant 1

\_\_\_\_\_  
Prospective Resident/Applicant 2