



**RENTAL INFORMATION
THE PIERRE
185 PROSPECT AVENUE HACKENSACK, NEW JERSEY
(201) 487-5001 ext. 2 / (201) 487-5002 (Fax)
www.thepierreapts.com**

Apartment shown:	Term:	Price:
_____	_____	_____
_____	_____	_____

Utilities: Heat, hot water, and central air conditioning are included in rent.
Residents pay for all electricity used in the apartment.

Pool and Fitness Center: The pool and fitness center is included for all residents listed on the Lease.

Application Fee: \$125.00 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.** – cash will not be accepted. In addition to your application and the Application Fee, we require a \$500.00 deposit that will be credited to your first 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. 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. You may then select the apartment you are applying for from that list (if you do not see your apartment, click on the "Choose Apartment Later" button at the bottom-left of that list.) 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: **Pierre Towers, LLC.**

Security Deposit: Security is required at a rate of 1 month's rent. Your security 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 first month's rent must be secured funds, money order or certified check payable to Pierre Towers, LLC. **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 the following forms:

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

Credit: Your credit history will be verified by On-site, a third party Verification Company. Hekemian & Co., Inc. will receive a credit recommendation based on 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 co-signer-** 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** – Criteria not satisfied.

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 that submits all of the following: completed application with application fee, completed co-signer application if necessary & deposit.

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

Changes to Lease: Leases will be prepared with the date that is on the application. If you need to make **any** changes to the lease an administrative fee of \$250 will apply.

Lease Signing: Cash or personal checks will **not** be accepted. Funds must be certified check, bank check or money order made payable to Pierre Towers, LLC.

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

Pet Policy: A two-pet maximum is allowed per apartment. \$50.00 monthly per dog; \$35.00 monthly per cat, with a \$500 nonrefundable pet fee for dogs and \$350 nonrefundable fee for cats.

Parking Policy: Garage and parking spaces are rented in addition to the apartment rent. A garage parking space is \$135.00, outside covered parking is \$110.00 and outside parking is \$90.00. All are rented on a first-come basis. Please ask the Leasing Office for availability or waiting list.

Carpeting: Under the terms of your lease, which you will sign for this apartment, all apartments on the Second Floor or above 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.

Community Manager: Rani Vavilis / (201) 487-5001, X-2 / rani@hekemian.com

Property Manager: James Mason / (201) 487-1500 X 1140 / james@hekemian.com

Property Website: www.thepierreapts.com

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