

Richmond Court
WELCOME LETTER

Thank you for choosing Richmond Court as your new home! Pending approval, your new address will be:

Brett Reasor
5 Dennis Street, Apt # 211
New Brunswick, NJ 08901

- Prior to the release of keys, the following must occur:
1. All lease paperwork shall be completed and signed
 2. All deposits, fees and rent for the month must be paid in full
 3. Documentation of proof of Renter's Insurance is supplied to Management (minimum \$100,000 Personal Liability)
 4. Elevator time has been scheduled with Office at **732-435-0151**
 5. Utilities have been established in your name with account numbers
 6. Moving Company's Insurance Certificate has been prepared and supplied to Management, or \$500 self-move deposit remitted

Application Fee (Non-Refundable):	\$ 125	Base Rent (Monthly):	\$ 1385
Pet Fee (Non-Refundable):	\$ 0	Garage/Parking Rent (Monthly):	\$ 70
Amenity Fee (Per Lease Term):	\$ 0	Pet Rent (Monthly):	\$ 0
Total Fees:	\$ 125	Short Term Premium (Monthly):	\$ 0
		Storage Fee (Monthly):	\$ 0
Security Deposit (Separate Check):	\$ 2078	Corporate/Gold Key (Monthly):	\$ 0
		Concession (Monthly):	\$ 0
		Total Rent (Monthly):	\$ 1455

Concessions: Resident(s) shall receive: \$ 0.00 per month ☐; or upfront ☐ (Check one).

Prorated rent from 3/19/15 to 3/31/15 = \$ 610.00 (due at lease signing) Lease Begin Date: 3/19/15 and Lease End Date: 3/18/16

You will need to contact the following for the connection of services prior to move-in:

- ☐ PSE&G (Electricity only) (800) 436-7734 (pseg.com)
- ☐ Cablevision (Television, Internet & Phone) (866) 541-0548
- ☐ Renter's Insurance (any provider you desire) For reference, Renter's Insurance Select (866) 654-9900; Building code: 880-2811

Moving will not be permitted on Holidays. The moving hours are: Monday-Saturday 9:00 AM – 6:00 PM with 3 hour time blocks
Moving vans, trucks and other accessories used for moving such as trailers are not to be kept on the community beyond your assigned move in time. Pods and other storage containers are NOT to be delivered or stored on the community at any time.

Rent: All payments of Rent must be made using Owner's direct on-line payment system (Property Solutions) (unless otherwise permitted by law or required by the Owner) on or before the 1st of each month without notice or demand.

Owner's Online Portal and ACH Payment System: This website provides access to information regarding the Building/Complex and Resident must access the electronic and automatic payment options for Rent.

Cancellation Requirements:
If the applicant is approved, you will be offered the opportunity to sign a lease. If you do not sign a lease within three (3) business days of being notified of the approval of this application then the approval of this application and the offer to lease may be deemed automatically withdrawn and a portion, up to and including the entire deposit, which will be calculated on a per-diem rate based on your total monthly rental amount until notification of cancellation, in writing, not to exceed one month's total leased rent, will be retained by Roseland Management Company as liquidated damages, it being mutually agreed that actual damages may be hard to determine. You will then have to reapply if you wish to lease an apartment._____ (initial)

We will attempt to inform you of the approval or rejection of your application within seven (7) days, however, under no event shall a tenancy occur until we, you and all co-applicants, have signed the lease and you have paid all required security deposits and rents that are due upon the commencement of the lease. You (to include any co-applicants) have applied to lease an apartment from Roseland Management Company. If you have not already signed a proposed lease, then upon approval of the application, you agree to sign the standard lease currently in use for the apartment community within three (3) days of notification of approval of your application . Notice to one co-applicant shall be deemed notice to all.

We look forward to your move to Richmond Court. If you have any questions, please do not hesitate to contact us at 732-435-0151.

RESIDENT(S):

Signature	Date	Print Name
Signature	Date	Print Name
Signature	Date	Print Name
Signature	Date	Print Name

MANAGER:
ROSELAND MANAGEMENT COMPANY, L.L.C.
As Agent for MC Richmond NB L.L.C.

By: _____
Date