

RESIDENTIAL LEASE APPLICATION

(Each Adult Applicant and Guarantor Must Complete a Separate Application)

Date August 19, 2021

Building Hayden	Apt. No 2702	Apt. Type	Monthly Rent	Security
Requested Lease Start Date 10/1/2021		Lease Term <input checked="" type="checkbox"/> 1 yr <input type="checkbox"/> 2 yr		

Check One <input type="checkbox"/> Prospective Tenant/Leaseholder <input type="checkbox"/> Guarantor <input checked="" type="checkbox"/> Occupant/Roommate		
PERSONAL HISTORY		
Name of Applicant Hyun-Chae Loh (Occupant)	Social Security No. 221-79-****	DOB 12/8/1991
Daytime Phone No. (702) 343-0707	Mobile No. (702) 343-0707	Work No.
Email chaddloh@gmail.com		
Other Names You have Used in the Past Chad Loh		
Legal Basic for presence in US <input type="checkbox"/> US Citizen <input type="checkbox"/> Permanent Resident (green card) <input checked="" type="checkbox"/> Temporary Resident (no green card)		

RENTAL/RESIDENCE HISTORY		
451 Franklin Street Cambridge, MA 02139	Circle One <input checked="" type="checkbox"/> Own <input checked="" type="checkbox"/> Rent	Dates 8/1/2017 -
Manager/Landlord Susan Fei	Manager/Landlord Phone (617) 515-7232	
Reason for Leaving New Job	Was rent paid in full? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

EMPLOYMENT HISTORY
No sources of income specified.

REFERENCES		
Savings Bank	Acct #	Name on Acct
Address		
Checking Bank Bank of America	Acct # 004661427662	Name on Acct 011000138
Address 84 Massachusetts Avenue, Cambridge, MA 02139		

CPA	Firm	Phone
Address		

EMERGENCY CONTACT		
NAME Steven Choi	ADDRESS 43-25 Hunter Street, Apt 2702	PHONE (917) 750-9223

GENERAL INFORMATION
List Names and Birth Dates of ALL Additional Occupants 18 years or older (but will not be on the lease): (Occupancy is limited to individuals listed)
List Names and Birth Dates of ALL Additional Occupants 18 years or younger (Occupancy is limited to individuals listed)
Names and ages of visiting children:

**Permitted weight up to 50 pounds. (fully grown) - maximum permitted: 1 dog or 2 cats. **
Are you applying for consent to have a pet? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How did you find this apartment? Tenant Referral



ADDITIONAL INFORMATION	
Applicant's Name Hyun-Chae Loh (Occupant)	
Have you ever rented from Rockrose?	If so, When?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Building _____ Apt # _____	
Have you ever broken a lease to an apartment?	If so, explain
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Do you have any outstanding judgments?	If so, explain
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Have you ever been charged with a crime?	If so, explain
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Have you ever filed for bankruptcy?	If so, explain
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Have you ever been convicted of a felony or misdemeanor?	If so, explain
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Please provide any additional information that you believe will assist us in evaluating your stability as a prospective tenant. This includes but is not limited to facts that reflect your character as well as activities or events that may impact the owner's decision to rent to you in a negative manner, such as allegations of professional or other misconduct in violation of law or adverse legal determinations.


By signing this application, I represent, warrant, confirm and agree that:

- 1. Credit History and Other Information.** Rockrose Development Corp. as agent for landlord ("Rockrose") is authorized to obtain a credit history and other information about me (including employment, income, and asset information and any criminal history) through its own investigation and from others. Anyone receiving a request is authorized to provide information to Rockrose without liability to me.
- 2. Fair Credit Reporting Act Notice.** Rockrose has disclosed to me that the investigation described above may include Rockrose's requesting a credit report which would investigate my character, general reputation, personal characteristics and mode of living. Rockrose has advised me that I have the right to request, within a reasonable period of time after I sign this Application, a complete and accurate disclosure of the nature and scope of the investigation requested as well as a written summary of the rights of the consumer prepared pursuant to section 602(c) of the Fair Credit Reporting Act.
- 3. Approval.** Application approval is at Rockrose's discretion (except Rockrose is committed to honoring all applicable equal housing opportunity laws.) Even if this Application is approved, there will be no lease agreement unless and until Rockrose's form of lease and related documents have been fully signed and delivered by all parties.
- 4. Fee Non-Refundable.** All application fees are non-refundable (whether or not this Application is approved.)
- 5. Availability and Start Date.** Rockrose is not responsible for any changes in the availability of the Apartment or any change or delay in the lease start date.
- 6. No Alterations to Apartment.** Among other things, the lease will not permit me to make changes to the Apartment without Rockrose's prior written consent.
- 7. Dispute Resolution.** Any dispute between Rockrose and the undersigned is to be resolved by the New York Courts (in New York County) applying New York Law (except as may be provided otherwise by a non-waivable provision of Federal Law).
- 8. Legal Capacity.** I am at least 18 years old and all representations made in full Application are true, accurate and complete under the penalties of perjury. All information material or necessary for the evaluation of this Application has been declared or has been authorized to be obtained by the owner or its agent. Any material omission or misrepresentation of fact in this application will prompt the owner to reject this application or terminate any lease granted upon the basis of this Application

NEW YORK CITY TENANT FAIR CHANCE ACT

Pursuant to the laws of the federal government, New York State, and NYC Admin. Code § 20-807 et seq., we are required to provide you with the following disclosure:

- 1) The application information you provide will be used by this community's owner or designated agent (the "Owner") to obtain a tenant screening report on you, and the Owner may use this report to determine your suitability for housing.
- 2) If your application is denied or other adverse action is taken against you on the basis of information contained in the tenant screening report, the Owner must tell you that such action was taken and provide you with the contact information of the screening company that provided the tenant screening report.
- 3) You may obtain a free copy of the report and dispute inaccurate or incorrect information on the report directly with the screening company at: Attn: On-Site c/o RealPage, 2201 Lakeside Boulevard, Richardson, TX 75082; 1-877-222-0384; www.on-site.com/renter-relations/.
- 4) You are entitled to one free tenant screening report from each national consumer reporting agency annually, in addition to a credit report which can be obtained from www.annualcreditreport.com.

 Signed by Hyun-Chae Loh
Fri Aug 20 2021 02:14:59 AM EDT
Key: 70475814; IP Address: 10.33.14.19

Hyun-Chae Loh (SIGNATURE OF APPLICANT)Date

(Witness)Date