

# Application for Rental Massachusetts



**First** \_\_\_\_\_ **Middle** \_\_\_\_\_ **Last** \_\_\_\_\_  
(full middle name)

Other Names Used in the Last Ten Years \_\_\_\_\_

Social Security # or Individual Taxpayer ID # \_\_\_\_\_ Type of ID \_\_\_\_\_ Date of Birth (mm/dd/yy) \_\_\_\_\_

☐ I do not have a Social Security # or Individual Taxpayer ID #

Email Address (required)<sup>1</sup> \_\_\_\_\_ Phone \_\_\_\_\_

**Current Address** \_\_\_\_\_ City/State/Zip \_\_\_\_\_

☐ This is an international address

Length of Time at Present Residence \_\_\_\_\_ Monthly Payment Amount \$ \_\_\_\_\_

Check One: ☐ Own ☐ Rent ☐ Family Home ☐ Student Housing ☐ Other

List all other persons who will be occupying the premises including their date of birth (all occupants 18 and older must complete their own application):

**Employer (Company Name)** \_\_\_\_\_

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Job Title \_\_\_\_\_ Supervisor's Name \_\_\_\_\_

Telephone \_\_\_\_\_ Length of Employment \_\_\_\_\_ Monthly Gross Income \$ \_\_\_\_\_

## Other Income

Source \_\_\_\_\_ Amount \_\_\_\_\_ Frequency \_\_\_\_\_

Source \_\_\_\_\_ Amount \_\_\_\_\_ Frequency \_\_\_\_\_

## Motor Vehicles (including Cars, trucks, motorcycles, boats – if permitted at Community)

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ State \_\_\_\_\_ License Plate # \_\_\_\_\_

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## Animals (all animals require our written consent)

Type \_\_\_\_\_ Breed \_\_\_\_\_ Name \_\_\_\_\_ Weight \_\_\_\_\_

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Type \_\_\_\_\_ Breed \_\_\_\_\_ Name \_\_\_\_\_ Weight \_\_\_\_\_

## Criminal Background Information

Do you or any of your intended occupants have charges pending against you (or them) for any criminal offense?

Applicant: ☐ Yes ☐ No Occupants: ☐ Yes ☐ No

Have you (or any of your intended occupants) been convicted of any criminal offense; or entered a plea of "guilty" or "no contest" to any criminal offense; or had a matter disposed of in a manner other than by acquittal or a finding of "not guilty"?

Applicant: ☐ Yes ☐ No Occupants: ☐ Yes ☐ No

If the answer is "yes" to any of the above questions, please provide details and dates, including the county and state in which the incident occurred:

<sup>1</sup> **Email Address & Electronic Signatures.** Please provide the email address through which you prefer to receive communications from us. In particular, we may present our lease documents to you for signature electronically. After all residents have signed the lease, it will be stored on our secure resident website, My.EquityApartments.com, for you to access at any time. An electronic signature is enforceable and replaces traditional pen and paper signatures. If you will not be able to use this method of signature because you do not have an email address or internet access, please let us know so we can prepare a paper lease for signature in the office.

**Address of Premises Being Held for Applicant(s):** \_\_\_\_\_

Non-refundable Application Processing Fee Required with Each Application: N/A

Total Holding Deposit (per apartment, if any): N/A

**When signing your lease, please make note of your lease expiration date as many lease terms are slightly more or less than a full monthly or annual term.**

### Correct Information/Consent:

You represent that the information you've provided is accurate, and you authorize us to: 1) contact your references; 2) obtain consumer reports or investigative consumer reports, which may include your credit history, rental payment history and criminal background information; and 3) obtain subsequent consumer reports for the collection of any financial obligations relating to your tenancy or for other permissible purposes. You understand that we may report all positive and negative rental payment history to consumer reporting agencies. You hereby release from all liability or responsibility all entities requesting or supplying such information. You acknowledge that, while all residents have been through this Application and screening process, other individuals, guests, occupants, etc., who stay at the Community may not have been through this process. You acknowledge that providing false, incomplete or misleading information may be grounds for rejection of this application, termination of your right of occupancy, and/or the forfeiture of deposits and fees. Submitting false information may also constitute a criminal offense under the laws of this state. If any payment to us is returned or otherwise rejected by your financial institution, we will assess a returned item fee in accordance with local law. This application is preliminary only and does not obligate us to execute a lease or deliver possession of the premises to you.

### Behavior:

You and any co-applicants must not: (1) disturb the quiet of enjoyment of your prospective neighbors; (2) engage in abusive, threatening, discriminatory or harassing conduct, toward us, our employees occupants or guests at the Community; or (3) unreasonably interfere with our management of the Community. We reserve the right to be the sole judge of unacceptable conduct. You acknowledge that should you engage in unacceptable conduct, we may terminate your application and deny residency at the Community.

**I have read and agree to the provisions as stated.**

\_\_\_\_\_  
**Applicant Signature**

\_\_\_\_\_  
**Date**

### QUALIFICATION REQUIREMENTS

**Application** – A separate rental application and application fee are required for each prospective resident 18 years of age or older and a valid form of government-issued photo identification is required at the time of application and move-in. Residential, income and credit histories will be considered jointly among multiple household members age 18 and over. Generally, two occupants per bedroom plus one additional occupant are permitted in an apartment.

**Ability to Pay Rent** – With the exception of applicants who have an income-based housing subsidy, the combined gross monthly income of all applicants must total at least 2.2 times the monthly rent for applicants with approved credit. Applicants with less than a fully qualified credit score may be required to have a monthly income equivalent to least 3 times the monthly rent. Applicants who receive housing assistance must earn 2.2 times the amount of rent for which the applicant is responsible. If a guarantor is allowed, the gross monthly income for each guarantor must total at least 3.5 times the monthly rent and have approved credit. Please contact our office if you have an income-based housing voucher subsidy that should be taken into consideration.

**Credit and Criminal Histories** – A credit and criminal history report will be processed on each applicant. A dynamic multi-factor qualification model is used to review an applicant's credit history. With this multi-factor approach, no individual portion of the score alone determines the outcome of the scoring model.

**Verification** – Depending on the results of the credit report, applicants may be required to provide proof of identity, income, and/or satisfactory residential history such as recent rental or mortgage history. Rental or mortgage payment history must include no more than six late payments or returned checks per year.

**Outcome** – Applicants will be evaluated based on the aggregate of the combined information of all applicants, including income, employment stability, and credit and residential histories. Depending on the results, an additional deposit or a guarantor may be required, which may include securing a bond with an acceptable third party of our choice. If you provide false or misleading information on the application or during the application process, or if we are not able to validate any of the information you provide to us, this may result in a denial of the application. A bankruptcy in process may also result in a denial of the application.

If the results of your application screening indicate a negative credit or criminal history and you would like to obtain additional information or dispute the results, you may contact the consumer reporting agency identified below.

**Credit and criminal history reports are prepared by TransUnion 6430 South Fiddlers Green Circle, Suite #500 Greenwood Village, CO 80111**

To request a copy of your consumer report, call 1-800-230-9376 or email [TURSSDispute@transunion.com](mailto:TURSSDispute@transunion.com). For Credit Information: 1-888-710-0270. For Eviction or Criminal History Information, contact Background Data Solutions at 1-800-568-5665.