

**Punia and Marx, Inc.
and Tracy Towers
Associates, LLC do not
discriminate based on
lawful source of income**

**PUNIA & MARX, INC.
APARTMENT APPLICATION**

**NO PETS
Except service or
emotional
support animals**

BUILDING NAME: Tracy Towers Associates, LLC
ADDRESS: 245 East 24th Street, New York, NY 10010-3821

APT. #: _____ **TERM OF LEASE:** _____ year(s)
MONTHLY RENT: _____ **SECURITY – One Month**
MOVE-IN DATE: ____/____/____ **ATTACH (1) PHOTO I.D.**

Date: _____ **Name(s) to Appear on Lease:** 1. _____
2. _____

1. Mr. Ms. _____
Last Name First Name Middle Initial

2. **Present Address:** _____ **Day Phone:** (____) _____
Street/Apt. # _____
_____ **Evening Phone:** (____) _____
City State/Zip

Reason for Moving: _____

NOTICE UNDER NYCAC § 20-808

The application information provided by you may be used to obtain a tenant screening report; the name and address of the consumer reporting agencies that will be used to obtain such report are:
-Equifax Information Services P.O. BOX 740256, Atlanta, GA 30374;
-Experian NCAC, P.O. Box 9556, Allen, TX 75013;
-TransUnion Customer Disclosure Center, Trans Union Consumer Relations, P.O. Box 2000, Chester, PA 19022-2000

Pursuant to federal, state, and local law:

1. If we take adverse action against you on the basis of information contained in tenant screening report, we must notify you that such action was taken and supply you with the name and address of the consumer reporting agency that provided the tenant screening report on the basis of which such action was taken;
2. If any adverse action is taken against you based on information contained in the tenant screening report, you have the right to inspect and receive a free copy of that report by contacting the consumer reporting agency;
3. Every tenant or prospective tenant is entitled to one free tenant screening report from each national consumer reporting agency annually, in addition to a credit report that should be obtained from www.annualcreditreport.com; and
4. Every tenant or prospective tenant may dispute inaccurate and incorrect information contained in a tenant screening report directly with the consumer reporting agency.

Applicant's Social Security# or ITIN#:

____ - ____ - ____

Birth Date:

____ / ____ / ____

**Additional Applicant's Social
Security# or ITIN#:**
(if applicable)

____ - ____ - ____

Birth Date:

____ / ____ / ____

3. **Employer:** _____ **Telephone:** (____) _____
(if applicable)

Address: _____

Position: _____ **How long:** _____ **Present Salary:** _____

If less than 1 year, previous employer: _____

3a. **Additional Applicant's Name:** _____

Additional Applicant's Employer: _____ **Telephone:** (____) _____
(if applicable)

Address: _____

Position: _____ **How long:** _____ **Present Salary:** _____

List all other sources of income besides employment income: _____

Apt. #: _____

EMAIL _____

Referred by: _____

4. Present Landlord: _____ Telephone: (____) _____
How long a tenant: _____

5. References: (a) _____ Telephone: (____) _____
(b) _____ Telephone: (____) _____

6. Bank Name: _____ Acct. name: _____
(if applicable)

7. Intended occupants of the apartment:
Adults Name: _____ Relationship: _____
Name: _____ Relationship: _____
Children Name(s): _____ Relationship: _____

- 8. Landlord shall make no alterations and shall not be bound by oral agreements.
- 9. If the Tenant does not sign and return to Landlord, or its agent, a signed copy of lease together with all payments, as provided in lease, within the timeframe set forth by Landlord, then Landlord may, at its option, cancel Tenant's application for apartment. Certified Mail or Email from Landlord to Tenant shall be deemed sufficient notice.
- 10. Landlord may at its option reject all applications for apartments for any lawful reason.
- 11. Rent and term of lease to commence on date as notified by Landlord by Certified Mail thirty (30) days in advance of occupation due date (ON NEW BUILDINGS ONLY).
- 12. **POSITIVELY NO REFUNDS ON APPLICATIONS.**
- 13. **Application is subject to landlord obtaining a credit report except if an applicant has a full pay voucher.**
- 14. I hereby authorize Management to obtain consumer reports and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to credit history, social search, sex offender search, criminal background check, employment/income verification and prior residency verification. I understand that subsequent consumer reports may be obtained and utilized under this authorization in connection with an update, renewal, extension or collection with respect to or in connection with the rental or lease of a residence for which the application was made. I agree to hold the above-named company(ies) and procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information.

Applicant's Signature Date

Additional Applicant's Signature Date