

THE
BRITTON
HOUSE

17 Britton Street, Jersey City NJ 07306 Email Address: thebrittonhouse@comcast.net
Mailing Address: 302 Pavonia Avenue, Jersey City, NJ 07302 Phone: 201.522.9209 Fax: 201.420.9361

RENTAL APPLICATION

Expected Move In Date/Time _____ Expected Move Out Date/Time _____

Property Address _____ Room # _____ How You Heard About Us _____

Security Deposit \$ _____ Monthly Rent \$ _____ Linens _____ A/C _____ Total _____

APPLICANT INFORMATION

Name _____ Social Security # _____ Date of Birth _____

Cell/Home Ph # _____ Work Ph # _____ Email Address _____

Present Address _____ How long _____

Employer _____ Manager's Name _____

Employer's Address _____ Manager's Ph # _____

Job Title _____ How long _____ Salary _____

REFERENCES

Present Landlord _____ Addr _____ Ph# _____

Previous Landlord _____ Addr _____ Ph# _____

Co-Worker _____ Addr _____ Ph# _____

Friend/Relative _____ Addr _____ Ph# _____

Emergency Contact _____ Addr _____ Ph# _____

I understand that The Britton House does not allow smoking or pets. See House Rules for additional information. I have answered all questions truthfully. I authorize a credit check and understand that information may be obtained through personal interviews with my employer, co-workers, relatives, friends, and others. This inquiry includes information as to my character, general reputation, and mode of living. Deposits received for the purpose of holding a room for a future move-in date are non refundable if the tenant decides not to move in. Room security deposit will be placed in an interest bearing account at Bank of America, 186 Newark Avenue, Jersey City, NJ 07302, and will be refunded within 30 days of the tenant moving out less any unpaid rent, fees, cleaning charges or damages to the room.

Applicant Signature _____ Date _____

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The Britton House Rules / Tenant - Landlord Agreement

1. No smoking in rooms, hallways, or bathrooms.
2. All foods must be kept in the refrigerator or in sealed plastic containers. All garbage and recyclables must be deposited daily in trash cans located outside of the building. Tenant agrees to recycle.
3. Rooms are equipped with refrigerators, microwaves and TV's. No additional appliances may be added without written permission from the landlord. For safety reasons, no electric hotplates, open flame appliances, electric, gas, propane, or kerosene heaters may be stored or used under any circumstances.
4. No loitering or sitting is permitted in the hallways, or on stairs, landing, front steps or porch of the building.
5. Rooms are strictly for sole occupancy of the tenant only, and may not be shared or sublet without written permission of the landlord.
6. All rents and room security deposits must be paid in advance. Security deposits may not be used as rent. After a 3 day grace period, a late payment fee of \$20.00 is due. Unpaid balances will incur a \$20.00 per week charge. Partial payment of rent is not acceptable without special written agreement with landlord. Tenant agrees that non-payment of 2 weeks of rent will result in immediate eviction. Legal fees incurred by The Britton House, Inc. due to eviction will become additional rent due from tenant.
7. Tenants that secure rooms for 3 months or longer must give 30 days written notice of intention to vacate. Failure to notify the landlord will result in forfeiture of security deposit. Landlord may terminate renting to tenant by giving 30 day written notice - unless tenant is in violation of these rules, in which case, landlord may evict tenant immediately. Tenants that secure rooms at rates based on 3 months or longer occupancy and terminate early are subject to pay a short-term rate of \$250 additional per month for the total length of their stay.
8. Tenants are responsible for keeping their rooms in a neat and clean condition, and may not rearrange furniture. There is a mandatory, minimum cleaning charge of \$50 due upon move out. At the end of the tenancy, rooms must be left in a clean and undamaged condition, or tenant will be charged additionally for cleaning and/or damages.
9. All lights, television, radios, fans and air conditioners must be turned off when tenant leaves the room.
10. Bathrooms must be left in a clean condition after use. Report any problems immediately to management.
11. Keys to the building and rooms are not to be duplicated, and may not be given to persons other than the tenant of the room. Lost keys fee is \$25.00. Keys must be returned on move-out day or \$200.00 fee will be due.
12. There shall be no loud noises or loud playing of television or radios at any time, particularly after 11:00 pm. Tenants shall do nothing to disturb or annoy other tenants or neighbors.
13. No pets are allowed on the premises.
14. No items may be left or stored in the halls or stairways, or on the outside of windowsills of the building.
15. Tenants must notify landlord of any damages, water leaks, or electrical problems on the premises immediately.
16. Fire escapes must be kept clear at all times and tenants are not allowed on the roof of the building.
17. Landlord is not responsible for loss or damage to tenant's personal effects and tenants are advised to have personal insurance to cover these items.
18. Front and rear doors to the building must be kept locked at all times.
19. Tenant agrees to a one month trial period at which time the landlord reserves the right to terminate this agreement based on non-compliance with house rules and tenant agrees to leave the premises.

Building Address / Unit No. / Length of Stay / Security Deposit / Monthly Rent / Linens / A/C

Tenant Signature

Co-Signature

Date

Landlord Signature

Date