



1128 Commonwealth Ave Suite B
 Allston MA 02134
 (617) 487-4868

**RENTAL APPLICATION
 (SUBJECT TO OWNER APPROVAL)**

How did you hear about Kunevich & Lau Realty? _____

NAME OF THE APPLICANT		CELL PHONE	EMAIL
SOCIAL SECURITY NUMBER	PRESENT ADDRESS	CITY	STATE ZIP CODE
PRESENT LANDLORD	PHONE NUMBER	DATES OF CURRENT OCCUPANCY	FROM TO
MOTHER'S NAME	MOTHER'S CELL PHONE	MOTHER'S EMAIL	
FATHER'S NAME	FATHER'S CELL PHONE	FATHER'S EMAIL	
PERMANENT HOME ADDRESS (NOT SCHOOL ADDRESS)	CITY	STATE	PHONE NUMBER
OCCUPATION / SOURCE OF INCOME	TYPE OF BUSINESS	SALARY	LENGTH OF EMPLOYMENT FROM TO
PERSONAL REFERENCE (NAME)	ADDRESS EMAIL	PHONE NUMBER	
EMERGENCY CONTACT (NAME)	ADDRESS EMAIL	PHONE NUMBER	
CREDIT REFERENCE (CREDIT CARD/ CELL PHONE CARRIER)	BANK NAME		

NAME OF ALL CO- TENANTS (ROOMATES) (EACH TENANT MUST FILE A SEPARATE APPLICATION) TOTAL NUMBER OF TENANTS

ADDRESS _____ CITY _____

TERM OF LEASE (MONTHS) FROM (DATE) TO (DATE)

	AMOUNT	DUE BY
FIRST MONTH'S RENT		
LAST MONTH'S RENT		
SECURITY DEPOSIT		
APP FEE/ CREDIT CHECK		
KEY/LOCK		
TENANT FEE		
LANDLORD FEE		
TODAY'S DEPOSIT		
BALANCE DUE		

WHAT UTILITIES ARE INCLUDED IN THE RENT?

Are you convicted felon ? (Y/N) ____ if 'Yes' Please submit detail of Conviction(s).

Pursuant to Massachusetts law, the management shall not make any inquiry concerning race, religious creed, color, national origin, sex, sexual orientation, age (except for a minor), ancestry or martial status of the Applicant or concerning the fact that the Applicant is a veteran or a member of the armed forces or is handicapped. The applicant authorizes the management and/or Renting Agency to obtain or cause to be prepared a consumer credit report relating to the Applicant.

Neither the owner nor the management is responsible for the loss of personal belongings cause by fire, theft, smoke, water, or otherwise unless cause by their negligence.

The undersigned warrants and represents that all statements herein are true and agrees to execute upon the presentation a Rental Housing Association or Tenancy at Will agreement in the usual form, a copy of which the Applicant has received or has had occasion to examine, which lease of agreement may be terminated by the Lessor if any statement herein made is not true. Deposit is to be applied as shown above, or applied to actual damages sustained by the owner. This application and deposit are taken subject to previous applications.

The Renting Agent is an independent contractor and has no authority to make any representation concerning the premises; the Renting Agent is only authorized to show the apartment for rent and to assist in the screening of Rental Applications.

Applicants acknowledge that this deposit is non- refundable that any and all payments, including but not limited to first month's rent, security deposits, last month's rent, key deposit (the "Funds"), made to Kunevich & Lau Realty ("KNL") but intended for the owner, landlord or management company of an apartment ("Owner") may be released and/or given to Owner as consideration for Owner holding or putting an apartment on hold for applicant(s). Applicant(s) agree to release KNL from any and all responsibility and/or liability in connection with the Funds once the Funds are in the possession of Owner.

Renting Agent _____

Applicant Signature _____



RIDER

Date: _____

Address of Unit Applied for: _____

The Following is a list of all the people, including all children and other family members who intend to occupy the unit:

Name	Age
------	-----

Name	Age
------	-----

Name	Age
------	-----

Name	Age
------	-----

Name	Age
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_____ I/We acknowledge that, if we plan to occupy the Unit with a child age under six years old, I/We have been fully informed that commencement of my/our tenancy may/will be delayed for such time as it will require to de-lead the premises, which my/our prospective Landlord shall do in a reasonably expedient fashion.



Apartment Rental Policy

1. There is a **\$40.00** non-refundable application fee required of all tenants, payable in cash or money order.
2. There will be a **\$50.00** fee for any checks returned due to insufficient funds.
3. A deposit of one months rent and completed rental application are required to hold an apartment.
4. Applicants who decide not to take the apartment, will forfeit their one month's rent deposit unless denied by the landlord.
5. All applicants will be required to sign this policy as a release, authorizing Kunevich & Lau to perform a complete background investigation, including employment history, credit history, and eviction and arrest/conviction history.
6. Kunevich & Lau does not accept personal checks after the 15th of the month prior to the move in. All monies must be in the form of cleared funds (i.e. certified check, bank check, money order, cash).
7. Applicant (s) acknowledge that any and all payments, including but not limited to first month's rent, security deposits, last month's rent, key deposit (the "Funds"), made to Kunevich & Lau ("KNL") but intended for the owner, landlord or management company of an apartment ("Owner") may be released and/or given to Owner as consideration for Owner holding or putting an apartment on hold for applicant(s). Applicant(s) agree to release KNL from any and all responsibility and/or liability in connection with the Funds once the Funds are in the possession of Owner.
8. Occupancy may not be taken by any applicant until all payments have been made in full.
9. Applicants acknowledge that any commissions are to be paid to Kunevich & Lau and not the outside broker.

I have read and agree to the above policy.

Signature of Applicant

Date

Signature of Applicant

Date

Signature of Applicant

Date

Signature of Applicant

Date