



RESIDENTIAL LEASE APPLICATION

One application per tenant, guarantor and/or occupant
There is a non-refundable \$75 fee per tenant/guarantor, \$25 per occupant.

Email: info@maestrolongisland.com

Fax: (516) 504-0257

Application and approval process may take approximately 3 business days to receive an answer. Be prepared to sign a lease within 2 days of your approved application. Certified bank/cashier checks are the only accepted form of initial rent and security payment. Please be prepared by making any necessary money transfers.

SELECT A LETTER BELOW FOR THE DOCUMENTS REQUIRED

Requirement for Tenant/s combined annual income - 40X the monthly rent

Requirement for Guarantor/s combined annual income - 80X the monthly rent

A – IF YOU WORK FOR A COMPANY:

- Copy of your two most recent pay stubs OR employment/offer letter on company letterhead verifying length of employment & salary
- Clear copy of Driver's License or Passport **(faxing is not accepted)*

B – IF YOU ARE SELF-EMPLOYED OR COMMISSION-BASED:

- Letter from your accountant verifying length of employment, type of business, annual income for past 2 years and projected income for the current calendar year along with one most recent bank statement.
- OR Copy of the first two pages of your most recent 1040 federal income tax return (first and signature page) along with a most recent bank statement.
- Clear copy of Driver's License or Passport (faxing is not accepted)

C – STUDENT OR RECENT GRADUATE:

- Either an official school schedule, school registration, or proof of recent completion
- Clear copy of Driver's License or Passport (faxing is not accepted)

D – INTERNATIONAL WITH NO SS NUMBER OR U.S. GUARANTOR:

- Clear copy of Passport (faxing is not accepted)
 - Recent employment letter on company letter or offer letter
 - Bank statement, foreign or domestic showing a balance enough to cover the entire years rent
- (If no employment, be prepared to pay the entire lease's rent up front plus additional security deposit at lease signing)

E – CORPORATE LEASE:

- Must have a personal guarantor, who will submit an application and all documents from option A or B
- Corporate resolution for the specific property

(WE RESERVE THE RIGHT TO REQUEST ADDITIONAL DOCUMENTATION)

TENANT GUARANTOR OCCUPANT

DATE _____



APT# _____ LEASE START _____ LEASE TERM _____ MONTHLY RENT _____

NAME _____ DOB _____ SSN # _____

EMAIL _____ PHONE # _____

CHOOSE ONE U.S. CITIZEN PERMANENT RESIDENT TEMPORARY RESIDENT

WHAT/WHO INTRODUCED YOU TO THE BUILDING _____

PETS NO YES BREED _____ COMBINED WEIGHT _____

PRESENT ADDRESS

STREET ADDRESS _____ CITY/STATE/ZIP _____

MONTHLY RENT/MORTGAGE _____

CURRENT LANDORD _____ PHONE # _____

REASON FOR MOVE _____

PREVIOUS ADDRESS

STREET ADDRESS _____ CITY/STATE/ZIP _____

MONTHLY RENT/MORTGAGE _____

EMPLOYMENT

NAME OF COMPANY _____ TITLE/POSITION _____

ADDRESS _____ YEARS WITH COMPANY _____

SALARY _____ BONUS _____ SUPERVISOR NAME & # _____

PREVIOUS EMPLOYMENT (if your current employment is for less than two years)

NAME OF COMPANY _____ TITLE/OCCUPATION _____

CITY/STATE _____ YEARS WITH COMPANY _____ SALARY _____

OTHER INCOME/INVESTMENTS

SOURCE(S) _____ APPROX. AMOUNTS _____

OCCUPANT(S)

NAME(S)/RELATIONSHIP _____

EMERGENCY CONTACT

NAME/Relation _____ PHONE _____ ADDRESS _____

If Guarantor-describe relationship to applicant _____

Names and ages of visiting children _____

Have you ever been evicted NO YES Describe _____

Have you ever broken a lease NO YES Describe _____

Have you ever been in Landlord/Tenant court NO YES Describe _____

Have you ever declared bankruptcy NO YES Describe _____

Have you ever rented from Lalezarian Properties LLC NO YES

If Yes: Building _____ Apt # _____ Date _____

I warrant that all statements above set forth are true. I further represent that I am not renting a room or an apartment under any other name, nor have I ever been dispossessed from any apartment, nor am I now being dispossessed. I hereby give my permission to conduct inquiries concerning my income, credit history, residence, banking relationships, character and reputation for the purpose of verifying information, provided by me, on any apartment rental/purchase application. If this application is approved, I further authorize Owner or its agent(s) to conduct further credit inquiries. I understand there are no limitations or restrictions regarding what may be discussed or revealed. I am aware that a credit history, OFAC search and Landlord/Tenant court record search will be done in conjunction with my application. I hereby hold Lalezarian Properties LLC and its agent(s) free and harmless of any liability for providing written or verbal information and/or discussing the quality of my tenancy with current and former landlords, property managers, supervisors or employers. No representations or agreements by Salespersons, Brokers or other are to be binding on Lalezarian Properties LLC, and/or any party connected with its business organization unless included in the written lease proposed to be executed. By submitting this application, I represent that owner makes no guarantee regarding the status of this application or the availability of any apartment. If a lease is approved and executed, this completed application form becomes a part of that certain lease.

**I understand that the fee of \$75.00 for Tenant/Guarantor and \$25 for Occupant are non-refundable
CASH, CHECK or CREDIT CARD**

APPLICANT SIGNATURE

DATE



Credit Card Authorization

Property Address: _____ City: _____

State: _____ Apt: # _____

Terms: The name that will appear on your credit card statement is "Lalezarian Developers Inc.". An administrative surcharge of \$20 will be imposed on any transaction that is protested or denied by the Applicant. The credit check fee is non-refundable. **PLEASE KEEP A COPY OF THIS AS YOUR RECEIPT.**

Check one: Visa MasterCard Discover

Credit Card Number: _____

Expiration Date: _____ 3 Digit Security Code: _____ (back of the card)

Cardholder's Name: _____

Email: _____ Cardholder's phone #: _____

Cardholder Billing Address:

Street: _____

City: _____ State: _____ Zip: _____

Amount: \$ _____

I hereby authorize Lalezarian Developers Inc. to charge my credit card as described above for tenant screening services to be rendered pursuant to an application for tenancy at the property described above.

Cardholder's Signature

Date