

# 2339 HUDSON TERRACE CORPORATION

2339 HUDSON TERRACE  
FORT LEE, N.J. 07024  
(201) 944-9202

## RENTAL APPLICATION INSTRUCTION SHEET

To Whom It May Concern:

Please be advised that the following information must be submitted to the management office prior to the consideration of the application by the Board of Directors of 2339 Hudson Terrace Corp.:

1. The attached application form, fully completed by all individuals who are signors on the lease. (Blank form attached)
2. A non-refundable application/credit report fee in the amount of \$200.00, made payable to 2339 Hudson Terrace Corporation.
3. Four (4) consecutive weeks of paycheck stubs.
4. Copy of the executed Lease.
5. A copy of Certificate of Continued Occupancy issued by the Borough of Fort Lee must be submitted at closing. (This certificate can be obtained by contacting Fort Lee Fire Prevention at 201-592-3585.)
6. A check in the amount of \$250.00, made payable to 2339 Hudson Terrace Corp., as a move-in deposit. (This deposit is refundable providing no damage occurs.)

When this application is received in its entirety, a personal interview will be set up between the applicant and the Admissions Committee to take place prior to review of the application by the Board.

Providing all the above criteria has been met and providing the Shareholder's maintenance balance is current, the Board will review submitted applications at their next regularly scheduled Board of Directors Meeting.

### MOVE-IN PROCEDURE:

- Tenants are not permitted to move in prior to Board approval.
- The management office must be notified at least 48 hours prior to your scheduled move-in date.
- Move-in hours are from 8:00 a.m. until 6:00 p.m., Monday through Saturday.

**\*\*PETS ARE NOT PERMITTED\*\***



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## APPLICATION TO LEASE

Date: \_\_\_\_\_

Premises: Hudson Terrace Apt#: \_\_\_\_\_ Monthly Rent: \$ \_\_\_\_\_

### APPLICANT INFORMATION

Name: \_\_\_\_\_

Present Address: \_\_\_\_\_  
\_\_\_\_\_

Phone#: \_\_\_\_\_

Social Security#: \_\_\_\_\_

Driver's License#: \_\_\_\_\_

Previous Address: \_\_\_\_\_  
\_\_\_\_\_

Employer: \_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone#: \_\_\_\_\_

Refer to: \_\_\_\_\_

Length of Employment: \_\_\_\_\_

Monthly Income: \_\_\_\_\_

Number of persons to reside in apt.: \_\_\_\_\_ Number of Adults: \_\_\_\_\_ Number of Children: \_\_\_\_\_

Ages of Adults: \_\_\_\_\_ Ages of children: \_\_\_\_\_

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### CO-APPLICANT INFORMATION

Name: \_\_\_\_\_

Present Address: \_\_\_\_\_  
\_\_\_\_\_

Phone#: \_\_\_\_\_

Social Security#: \_\_\_\_\_

Driver's License#: \_\_\_\_\_

Previous Address: \_\_\_\_\_  
\_\_\_\_\_

Employer: \_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone#: \_\_\_\_\_

Refer to: \_\_\_\_\_

Length of Employment: \_\_\_\_\_

Monthly Income: \_\_\_\_\_

### REFERENCES

Present Landlord: \_\_\_\_\_ Present Landlord: \_\_\_\_\_

Bank: \_\_\_\_\_ Bank: \_\_\_\_\_

Credit: \_\_\_\_\_ Credit: \_\_\_\_\_

Personal: \_\_\_\_\_ Personal: \_\_\_\_\_

### APPLICATION TO LEASE:

It is understood that the information stated on this Application to Lease is to be considered confidential; it is further understood that all statements are true, to the best of my knowledge; and that consent is given to the Agent or Association to verify the above facts. **I understand that a credit check will be performed.**

Dated: \_\_\_\_\_

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

\_\_\_\_\_  
Co-Applicant Signature

# **TENANT DATA VERIFICATION CO., INC.**

## **AUTHORIZATION TO OBTAIN A CREDIT REPORT**

**IN ORDER TO COMPLY WITH THE PROVISIONS OF SECTION 6.06 (A) OF  
THE FEDERAL FAIR CREDIT REPORTING ACT, I AUTHORIZE YOU TO  
RETAIN A CREDIT REPORTING AGENCY, WHICH AGENCY MAY OBTAIN  
INFORMATION REGARDING EMPLOYMENT, INCOME, CREDIT HISTORY,  
ACCOUNTANTS, BANKING INFORMATION, FINANCIAL BROKER, AND  
LANDLORD.**

**Print Name:** \_\_\_\_\_

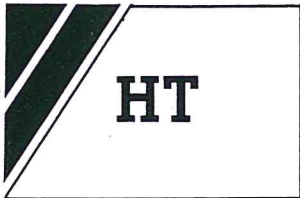
**Signature:** \_\_\_\_\_

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

**Print Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

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



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## ADDENDUM TO APPLICATION

### NO PETS

According to the 2339 Hudson Terrace Corporation's House Rules and Regulations in the Proprietary Lease, it clearly states the following:

"No pets including, but not limited to, dogs, cats, birds or reptiles are permitted in Hudson Terrace."

I have read and understand the aforementioned House Rule Covenant, as it relates to the Proprietary Lease and acknowledge that I will abide by same by not harboring any pets at the property.

Apt.#: \_\_\_\_\_

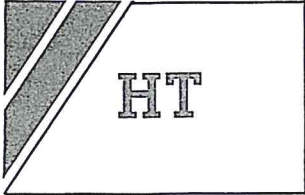
Dated: \_\_\_\_\_

\_\_\_\_\_  
Rental Applicant

Dated: \_\_\_\_\_

\_\_\_\_\_  
Rental Applicant





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## NOTICE

Date: June 23, 2010  
To: Shareholders of 2339 Hudson Terrace Corp.  
From: Foremost Management Corp., Managing Agent  
Re: Window Guards

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This notice is to advise all shareholders who are renting or planning to rent their units of the Department of Community Affairs requirements for window guards.

Any tenant who resides in a leased unit and has a child that is ten years of age or younger, either living in the unit or spending time in the unit, has the right to request the installation of window guards. This rule applies to windows above the first floor as well as windows more than six feet above grade from the bottom of the sill.

The tenant's request to have window guards installed must be in writing, and this issue should be addressed in all lease agreements. Tenants will be charged \$20 for each window guard installed.

For additional information you may call the State of New Jersey at 1-609-633-6210 or visit their website at [www.nj.gov/dca/codes/bhi/pdf/toc\\_5-10-07.pdf](http://www.nj.gov/dca/codes/bhi/pdf/toc_5-10-07.pdf).

Thank you.