



CLASSIC AMERICAN TOWNHOMES & APARTMENTS

300 MAINS AVENUE \* SYRACUSE, NY 13207

PHONE (315)469-2705 \* FAX (315)469-2893

APPLICANT'S NAME \_\_\_\_\_ DOB \_\_\_\_\_
SS# \_\_\_\_\_ Drivers License # \_\_\_\_\_ State \_\_\_\_\_
Current Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_
Phone # \_\_\_\_\_ How Long At Current Address \_\_\_\_\_
Current Landlord Name \_\_\_\_\_ Landlord Phone # \_\_\_\_\_
Previous Address & Landlord \_\_\_\_\_
Current Employer \_\_\_\_\_ Address \_\_\_\_\_
Employer Phone # \_\_\_\_\_ Gross Income \_\_\_\_\_
Occupation \_\_\_\_\_ How Long \_\_\_\_\_
Previous Employer \_\_\_\_\_ City \_\_\_\_\_ How Long \_\_\_\_\_ Phone # \_\_\_\_\_
Have You Ever Been Convicted Of/Plead Guilty To A Crime? \_\_\_\_\_ Describe \_\_\_\_\_
Have You Ever Been Evicted or Broken A Lease? \_\_\_\_\_ Describe \_\_\_\_\_

CO-APPLICANT'S NAME \_\_\_\_\_ DOB \_\_\_\_\_
SS# \_\_\_\_\_ Drivers License # \_\_\_\_\_ State \_\_\_\_\_
Current Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_
Phone # \_\_\_\_\_ How Long At Current Address \_\_\_\_\_
Current Landlord Name \_\_\_\_\_ Landlord Phone # \_\_\_\_\_
Previous Address & Landlord \_\_\_\_\_
Current Employer \_\_\_\_\_ Address \_\_\_\_\_
Employer Phone # \_\_\_\_\_ Gross Income \_\_\_\_\_
Occupation \_\_\_\_\_ How Long \_\_\_\_\_
Previous Employer \_\_\_\_\_ City \_\_\_\_\_ How Long \_\_\_\_\_ Phone # \_\_\_\_\_
Have You Ever Been Convicted Of/Plead Guilty To A Crime? \_\_\_\_\_ Describe \_\_\_\_\_
Have You Ever Been Evicted or Broken A Lease? \_\_\_\_\_ Describe \_\_\_\_\_

CREDIT REFERENCE
Bank Name \_\_\_\_\_ Type of Account \_\_\_\_\_
Company \_\_\_\_\_ Type of Account \_\_\_\_\_

PERSONAL REFERENCE (Not Relative): Name \_\_\_\_\_
Address \_\_\_\_\_ Phone # \_\_\_\_\_ Relation \_\_\_\_\_

AUTOMOBILE INFORMATION: Name on Registration \_\_\_\_\_
License Plate # \_\_\_\_\_ Year \_\_\_\_\_ Make & Model \_\_\_\_\_ Color \_\_\_\_\_

NAME OF NEAREST LIVING RELATIVE (Not Spouse): \_\_\_\_\_
Address \_\_\_\_\_ Phone # \_\_\_\_\_ Relation \_\_\_\_\_

NUMBER OF OCCUPANTS (MAXIMUM 4): \_\_\_\_\_, Number of Adults \_\_\_\_\_, Number of Children \_\_\_\_\_
Children's Name & DOB \_\_\_\_\_

LIST ANY & ALL PETS: \_\_\_\_\_

TYPE OF UNIT APPLYING FOR: Townhouse \_\_\_\_\_ Apartment \_\_\_\_\_ Date to Move-in \_\_\_\_\_

I/We the above named applicant(s) do swear the above information is true and correct and is given as a basis for considering the acceptance or rejection of this application. Any admission or conviction of a crime; falsification of application, landlord form, or any other document or information, will give the landlord the option of immediately terminating the lease or rental agreement. I/We hereby authorize a credit report and any criminal convictions to be reviewed as well as all employment and rental verifications. It is agreed that the applicant, if approved, shall, within seven days following notification to him of such approval, sign the necessary Lease/Rental Agreement and pay required Security Deposit in full. If the applicant fails to do so, his application may be regarded by the management of Vintage Management as being void and any deposit shall be forfeited. I/We have read, understand, and agree to all statements and the rules and regulations of Vintage Management listed on the back of this application.

APPLICANT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

APPLICANT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PICTURE ID REQUIRED FOR ALL APPLICANTS

## RULES AND REGULATIONS

It is our desire that everyone in this complex have all the freedom and privileges possible. In doing so, each and everyone must cooperate. Therefore, rules and regulations have been set up that all residents must comply with. The applicant's signature on this application will signify agreement to these terms:

1. *Indoor cats (maximum of 2) are the only pets permitted on the premises. An agreed to addendum, stating any fees therein, must accompany the lease. A violation of this restriction shall constitute a breach of a substantial obligation of the lease, grounds for termination of the lease and liability for any loss of rent during the balance of the lease term.*
2. *Residents shall not hang clothes or other materials outside of the premise except in specifically designated areas.*
3. *No sign, device, notice or advertisement shall be hung or affixed on any part of the outside of any building or upon the grounds.*
4. *Alteration or replacement of locks or the installation of knockers or any other attachments upon any door is forbidden. Classic American Vintage, LLC will retain a passkey to the premises for emergency and maintenance use.*
5. *No noisy or disorderly conduct annoying or disturbing to the residents or to the complex shall be permitted in any part thereof; nor shall you entertain therein any person of a loose character or of improper, illegal, or bad behavior.*
6. *The premises hereby demised are to be reasonably quiet at all times, including but not limited to shouting or yelling, loud music, televisions, or instruments coming from residents, visitors, units or vehicles.*
7. *Playing ball or games by children or adults on front lawns, near buildings, on sidewalks, driveways, parking areas, or in and around garages will not be permitted. Residents agree to supervise the activities of their children and visitors, and assume responsibility for damages done by them. Parents are to see that children do not use our shrubs and trees as playthings.*
8. *All sidewalks, lawns, parking areas, and driveways are to be kept clear of bicycles, carts, lawn chairs, strollers, carriages and toys when not in use. Small BBQ grills may be kept alongside of building when not in use.*
9. *There shall be at no time any outside aerials, wires, antennas, or satellite dishes of any name or nature in connection with or attached to any radio or television installation or otherwise in or about said townhome or apartment.*
10. *Toilet bowls should be used for purposes intended. No sanitary pads, paper towels, diapers, or foreign objects are to be disposed of in the same.*
11. *Trash day is Wednesday. Do not put your trash out to the curb any earlier than Tuesday evening. All trash must be disposed of in supplied trash totes with the lids kept closed. All recycling bins are to be kept inside your unit at all times, except when place out for pickup. No trash is to be stored in the basement of the apartment buildings.*
12. *No woodwork, ceilings, walls or floors are to be cut, stained, painted, wallpapered or changed in anyway. Doing so will incur costs to return to original condition.*
13. *If absent from an apartment or townhome more than a day or two, please notify the office. If absence should occur in wintertime, the thermostat should be turned no lower than 60 F.*
14. *No water furniture of any type is allowed on the premises UNLESS APPROVED and proof of insurance is provided.*
15. *No cooking of any sort is to be done any closer than twenty (20) feet from the outside of the building. Onondaga County Law and our insurance companies dictate this.*
16. *The sidewalks, stoops, entries, vestibules, corridors, halls, stairways or other areas of the apartment buildings shall not be kept encumbered or obstructed by residents or other persons. The halls and basements of apartment buildings shall not be used as playing grounds for children. FRONT AND BACK DOORS OF APARTMENT BUILDINGS ARE TO BE KEPT CLOSED AND LOCKED AT ALL TIMES.*
17. *Guns of all kinds, whether activated by explosives, gas, compressed air, spring or elastic shall not be kept or discharged on the premises or carried through the complex except by law enforcement officers or a person licensed to carry the same.*
18. *Your lease agreement calls for your apartment to be left clean, free of damage and in leasing condition upon vacancy.*
19. **Maximum number of Tenants is 4.** *All tenants must receive authorization from the Management Office for any person(s) moving into the unit that they are residing in. (Occasional guests are permitted)*
20. *Your security deposit MAY NOT be used as your last month's rent.*
21. *We do not provide assigned parking for tenants. Two (2) parking spaces are available for residents only. Resident vehicles must have a parking permit and be clearly visible from the outside. Additional vehicles beyond two (2) may be parked in the visitor lots. ALL VISITORS MUST PARK IN A VISITOR LOT, NOT IN RESIDENT AREAS. Any vehicle found in a resident parking area without a valid parking permit will receive one (1) warning ticket. If the same vehicle is found in resident parking again, it will be booted or towed away immediately without further warning. Furthermore, if any vehicle is parked in a driveway, on the grass, blocking a garage or sidewalk, or in any NO PARKING area it will be booted or towed immediately without warning. No unlicensed vehicles shall be parked or stored on the premises at any time. Such vehicles shall be towed away at the owner's expense. If your vehicle is booted you must pay a \$100 cash fee before the boot will be removed.*
22. *Working on vehicles in the driveways or parking areas is prohibited.*
23. *The use of pools, sprinklers, "Slip-N-Slides", or washing of vehicles on the property is prohibited.*
24. *Use of Clothes Washers and/or Dryers in the unit, except for designated areas, is prohibited.*
25. *Alcohol consumption shall be limited to inside apartments only. At no time shall you have or carry an open container of alcohol outside the apartment including the building hallways and grounds.*
26. *Loitering by residents or guests, whether outside the building or in the halls, is not permitted at any time.*
27. *Townhome residents are encouraged to help during the winter months by keeping their outside steps free of snow and ice. Supplies will be provided at tenants' request.*
28. **THESE RULES AND REGULATIONS ARE A BINDING PART OF THE LEASE**