



STATEMENT OF RENTAL POLICY

- 1. We are an equal opportunity housing provider. We comply with the Federal Fair Housing Act and all applicable State housing laws. We do not discriminate against any person because of race, color, religion, sex, affectional or sexual orientation, disability, familial status, national origin, or source of income.
2. Occupancy guidelines. The maximum occupancy limit for a one (1) bedroom home is two (2) people and the maximum occupancy limit for a two (2) bedroom home is four (4) people.
3. Rental Criteria. To qualify for a mobile home site, you must meet the following criteria:
a. Proof of identification. Applicant must have a social security number. Failure to supply adequate identification documents is a basis for denial of the application. A photo ID is required such as a New Jersey Driver's License or New Jersey picture ID from the Division of Motor Vehicles. The application will not be accepted without this ID.
b. Income. Your monthly site fee, mortgage payment, and any other loans or debt (credit cards etc.) cannot exceed 40 % of your monthly gross taxable income. You must present documented proof of all taxable income, child support, alimony, disability, social security and pension.
c. Credit history. We will be using CoreLogic SafeRent Scorex as the credit history scoring model. The scoring ranges from 50 to 350. The minimum score for approval is 180. In the case of a bankruptcy, it must be 5 years past the discharge date and you must have established credit since that time or you will be declined. If your application is denied, we will report your score to you. You may obtain a copy of your credit report by calling (888) – 333 – 2413.
d. Criminal history. We will process a criminal check on the applicant as well as all other occupants of the home who are at least 18 years of age. Your application will be rejected if you or any other occupant has any previous criminal convictions of any kind.
4. Application process. We evaluate every rental application in the following manner. You must submit a rental application and answer all questions on the form. (All Section 8 applicants must provide a copy of their Notice of Housing Assistance Payment and Family contribution from their Rental Assistance Program). Incomplete applications will be returned to the applicant one time only for correction. If they remain incomplete the application will be rejected. We will then check your rental criteria and that they agree with your application. If you meet our rental criteria, we will approve your application. The amount of time this process takes may vary depending upon the information required and the responsiveness of third parties to provide this information.

Applicant _____
Signature

Date: _____

Print Name

Applicant _____
Signature

Date _____

Print Name



EDISON MOBILE ESTATES

852 US Hwy 1, Unit 83, Edison, NJ 08817

732-287-1839 | robert@dolanhomes.com | www.dolanhomes.com

Resident Application Instructions

Attached is a Resident Application for prospective residents for Edison Mobile Estates. Each adult applicant must complete this application.

It is necessary for us to approve you as a resident prior to purchasing any Manufactured Home in our community. Therefore, you may not purchase a Manufactured Home until you receive a written approval from our office.

We require all new residents to sign a written Lease with Rules and Regulations. If you would like to review these, we will provide you a copy.

Edison Mobile Estates allows only 1 inside cat or 1 dog, no larger than 40 pounds adult weight. Certain breeds are excluded. Please notify us if you have a pet so we may explain the Pet Policy.

All information on the application must be completed or the application will not be processed.

Applications must be returned to the office in person. We do not accept email applications.

The process time of your application is approximately 5 days. Your approval will be sent to you in writing.

Please attach the following to your application:

1. Completed application with signature.
2. A **non-refundable** application fee of \$35.00 per person over the legal age. Payment must be cash or money order.
3. A clear copy of driver's license/picture ID. No faxed copies.
4. Copy of Social Security card. You must have a Social Security number.
5. Copies of the 2 most recent pay stubs, W-2 or 1040 Tax Return, pension disability or Social Security payment information to verify your income. Should any be direct deposited, a letter from the agency stating the amount is necessary.
6. The name of the current owner of the home, lot number/address, sale price of home and whether any financing is being obtained.

All information submitted to our office including your application will not be shared with anyone outside of our office. Your information is confidential. This information will be retained by our office and not returned to you.

I HEREBY UNDERSTAND AND AGREE TO ALL OF THE ABOVE TERMS.

Applicant

Date

Applicant

Date



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Edison Mobile Estates uses CoreLogic SafeRent

To dispute results, call 888-333-2413

We will request: RegistryINSIGHT (landlord/tenant)
RegistrySCOREX
RegistryCHECK
Experian Credit Report
Social Security Report
Sex Offender
Criminal Report

Please fill in required information, read all terms carefully and sign below:

First Name: _____ MI: _____ Last Name: _____

Current Address: _____ City: _____

State: _____ Zip: _____

Previous Address: _____ City: _____

State: _____ Zip: _____

Social Security Number: _____

Date of Birth: _____

I hereby authorize Landlord to obtain information it deems desirable in the processing of my application, including; credit reports, civil or criminal actions, rental history, employment/salary details, police and vehicle records, and any other relevant information; and release Landlord, its employees and agents from all liability for any damage whatsoever incurred in furnishing or obtaining such information. I agree to pay a nonrefundable application fee retained by Landlord as the agreed compensation for credit investigation, processing and verification of the application, other expenses and/or loss of rent, and the Landlord shall have no further obligation to applicant. In no event is the application fee refundable to the applicant, except in the event that Landlord fails to deliver possession of the premises as may be required by any lease executed between the parties. The applicant hereby waives any claim for damages by reason of non-acceptance of this application, which the Landlord or his agent may reject.

Signature: _____ Date: _____

Print Name: _____



APPLICATION FOR RESIDENCY at Edison Mobile Estates

Name of Applicant:
Address:
Cell Number:
Email address:
Date of Birth:
Social Security #:
Driver's License #:

Name of Co-Applicant:
Address:
Cell Number:
Email address:
Date of Birth:
Social Security #:
Driver's License #:

Other Person(s) Residing with you under the age of 18:

Table with 3 columns: Name, Date of Birth, Relationship

Present Landlord or Mortgage Company:
Phone #:
Street Address:
City:
State:
Zip:
Monthly Rent or Mortgage Payment \$
Dates of Occupancy From: To:

Previous Landlord/Mortgage Co (if less than two years):
Phone #:
Street Address:
City:
State:
Zip:
Monthly Rent or Mortgage Payment \$
Dates of Occupancy From: To:

Have you ever been convicted of a criminal offense? YES: NO:
EXPLAIN:

Have you ever been requested to terminate your residency; or have you ever been evicted? YES: or NO:

If Yes, Please answer the following:
Landlord's Name:
Landlord's Street Address:
City:
State:
Zip:
Reason for terminating your residency?



Purchase Information

Please provide the following information on the home you are purchasing in Edison Mobile Estates. Please complete all information below.

Address/Lot No. _____

Size of Home _____

Make of Home _____

Year of Home _____

Purchase Price of Home _____

Are you paying Cash _____

Is home being Financed? _____ yes or _____ no

Amount of Financing _____

Term of Financing _____

Monthly Payment _____

Name of Financing Company _____

I understand that I am purchasing a Manufactured Home in Edison Mobile Estates and that I am not permitted to rent a home from an existing resident.

Applicant _____ Date _____

Applicant _____ Date _____