



*Thank you for your interest in our communities.*

Paredim Partners, LLC offers rental communities with apartment homes ranging from *Studios* to hard to find *Four Bedroom* apartment layouts. Please use this application when applying for a residence in any of our communities located in New Haven, Waterbury, Ct. Woodbury, Ct. Bloomfield Ct. and West Haven Ct.

Don't delay and return your application today! We will require a \$50.00 application fee for each applicant over 18 years of age and verification of income for **APPROVAL!** A \$200 Holding Deposit will be required with your signed application, which will be applied towards your Security Deposit!

**Required documents for each applicant include but are not limited to: a copy of a valid drivers license, social security cards (for all occupants, including children), 2 recent pay stubs per applicant, employment and landlord verification.**

If you would like to schedule an appointment to tour one of our beautiful communities, or if you have any questions, please feel free to contact us

We look forward to having you join us as a resident!



# PAREDIM PARTNERS, LLC RENTAL APPLICATION

APARTMENT SIZE: (PLEASE CIRCLE ONE)

STUDIO      1 BR      2 BR  
3 BR      4 BR

PLEASE MAKE CHECKS PAYABLE TO:  
(CIRCLE ONE)

River Owner LLC  
Brook Hollow Owner LLC  
Fairway Owner LLC  
Foundry Colonial Owner LLC

St. Martins Owner LLC  
Woodbury Knoll LLC  
Wintonbury Owners LLC

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

Apartment # \_\_\_\_\_

## Personal Information:

\_\_\_\_\_ Responsible Resident      \_\_\_\_\_ Guarantor [ ] Primary Applicant

First Name \_\_\_\_\_ Middle Initial \_\_\_\_\_ Last Name \_\_\_\_\_

Last Name Suffix (Jr., Sr., etc.) \_\_\_\_\_ Marital Status (optional) \_\_\_\_\_

Social Security Number (Visa # if no SSN) \_\_\_\_\_ Date Of Birth \_\_\_\_\_

If no SSN, are you in the U.S. on a Visa? \_\_Yes\_\_ No      Former Last Name (Maiden, Married) \_\_\_\_\_

Driver's License No. \_\_\_\_\_ Driver's License State \_\_\_\_\_

Mother's maiden name or password (for lockout purposes) \_\_\_\_\_

Applicant phone number(s) \_\_\_\_\_

## Occupant Information: (persons under 18 years of age)

[ ] same as Primary Applicant

Name \_\_\_\_\_ Date Of Birth \_\_\_\_\_ Relationship \_\_\_\_\_ Social Security # \_\_\_\_\_

Name \_\_\_\_\_ Date Of Birth \_\_\_\_\_ Relationship \_\_\_\_\_ Social Security # \_\_\_\_\_

Name \_\_\_\_\_ Date Of Birth \_\_\_\_\_ Relationship \_\_\_\_\_ Social Security # \_\_\_\_\_

Name \_\_\_\_\_ Date Of Birth \_\_\_\_\_ Relationship \_\_\_\_\_ Social Security # \_\_\_\_\_

## Residence Information:

Current Street Address: \_\_\_\_\_ Suite or Apt. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Country \_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_\_ Email Address \_\_\_\_\_

Type (circle one) Rent Own Other \_\_\_\_\_ Length of Residency \_\_\_\_\_

Name of Apartment Community or Mortgage Co. \_\_\_\_\_

Contact Name \_\_\_\_\_ Contact Phone \_\_\_\_\_

Monthly Payment \_\_\_\_\_ Reason For Moving \_\_\_\_\_

Have you ever been evicted or asked to move out? \_\_Yes\_\_ No If yes, Explain: \_\_\_\_\_

Have you previously filed or are you currently filing for bankruptcy? \_\_Yes\_\_ No If Yes, When? \_\_\_\_\_



**Employment Information/Additional Income:**

Current Employer (as of move-in date) \_\_\_\_\_ Position \_\_\_\_\_  
Industry \_\_\_\_\_ Monthly Salary \_\_\_\_\_  
Street Address \_\_\_\_\_ Work Phone \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Name of Supervisor \_\_\_\_\_ Phone \_\_\_\_\_ Length of Employment \_\_\_\_\_  
If there are other sources of income you would like us to consider, please list source and income amount. Sources of Additional Income \_\_\_\_\_  
Amount of Additional Annual Income (\$) \_\_\_\_\_

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**Emergency Information:**

First Name \_\_\_\_\_ Middle Initial \_\_\_\_\_ Last Name \_\_\_\_\_  
Current Street Address \_\_\_\_\_ Suite or Apt. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Relationship \_\_\_\_\_ Phone( ) \_\_\_\_\_ Allow Key Access \_\_\_\_ Yes \_\_\_\_ No

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**Vehicle Information:**

Your Vehicle Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ License Plate No. \_\_\_\_\_ State \_\_\_\_\_  
Second Vehicle Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ License Plate No. \_\_\_\_\_ State \_\_\_\_\_  
Other Vehicles \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ License Plate No. \_\_\_\_\_ State \_\_\_\_\_

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**Pet Information:**

[ ] same as primary applicant

Do you own any pets? \_\_\_\_ Yes \_\_\_\_ No Do you have any service animals? \_\_\_\_ Yes \_\_\_\_ No If yes, how many \_\_\_\_  
Type \_\_\_\_\_ Breed \_\_\_\_\_ Color \_\_\_\_\_  
Weight \_\_\_\_\_ Name \_\_\_\_\_ Age \_\_\_\_\_

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**Conviction Information:**

Have you ever been convicted of, or pleaded guilty or "No Contest" to a Misdemeanor or Felony. Have you ever been convicted or pleaded guilty or "No Contest" to a Misdemeanor or Felony related to or involving Sexual Misconduct \_\_\_\_ Yes \_\_\_\_ No If yes,

When \_\_\_\_\_ What \_\_\_\_\_  
Explain \_\_\_\_\_

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PLEASE COMPLETE AND FAX THIS APPLICATION TO  
PAREDIM PARTNERS, LLC AT:

(203) 469-6339  
OR MAIL IT TO:  
430 Eastern Street  
New Haven, CT 06513



In connection with this Application for apartment home no \_\_\_\_\_ located at \_\_\_\_\_

\_\_\_\_\_ (The "Apartment Home"), the undersigned ("you" or "your") hereby deposits with Paredim Partners, LLC ("we", "us", or "our") the sum of \$ \_\_\_\_\_ (the "Deposit"), plus the sum of \$ \_\_\_\_\_ (the "Application Fee"). We will apply the Deposit in accordance with the provisions set forth below. The Application Fee is a non-refundable application fee for processing this application and will not be refunded to you. Upon receipt of this Application, the Deposit and the Application Fee, we will set aside and reserve the Apartment Home for you.

By submitting this Application, you agree to enter into a lease ("Lease") for the Apartment Home under the terms specified in this Application. We may require you to sign the Lease concurrently with your submission of this Application. However, if we put you on a waiting list for an Apartment Home, you will not be obligated to sign a Lease until we advise you (in writing, in person or by telephone) that an Apartment Home is available, and you accept the Apartment Home. You will have 24 hours after you are notified by us to accept or reject the Apartment Home, which you may do in writing, in person or by telephone. If you accept the Apartment Home, you will have 24 hours to pay all associated deposits and you must sign a lease within ten (10) days or your rights to lease the Apartment Home will terminate. If you do not timely notify us of your acceptance of the Apartment home, we will thereafter have no obligation to lease the Apartment Home to you.

If, for any reason, we decline this Application, then we will refund the Deposit to you in full. If we approve this Application, we will ask that you execute the Lease (if you have not already done so). Upon your execution of the Lease, we will apply a portion of the Deposit to the Security Deposit and the remainder of the Deposit, if any, to the Common Area Amenities [Charge/Rent] that is due upon the execution of the Lease. If, however, you decide prior to executing the Lease that, notwithstanding this Application, and our approval, you no longer wish to proceed with the Lease, you must so notify us in writing (the "Termination Notice"). To be effective, the Termination Notice must be delivered by you during regular business hours to one of our representatives at the leasing office where the Apartment Home is located. Concurrently with your delivery of the Termination Notice to us, in consideration for our having held the Apartment Home off the market and reserved the Apartment Home for you, you agree to pay to us a "Reservation Fee" in an amount equal to the product of (i) the number of days from the date of this Application until we received the Termination Notice; multiplied by (ii) the base rental that would have been payable by you under the Lease for the Apartment Home (calculated on a per diem basis). After our receipt of the Termination Notice, we will refund the Deposit to you in accordance with our customary practice, less the full amount of the Reservation Fee, unless you have previously paid the Reservation Fee to us, in which case no deductions from the Deposit will be made.

In all events, if you have not executed and returned the Lease to us within ten (10) days after this Application is signed by you, we will assume that you are not interested in proceeding, the Apartment Home will no longer be reserved for you, and we will refund the Deposit to you, less the full amount of the Reservation Fee.

By accepting the Deposit and the Application Fee from you, we are not obligated to approve this Application or rent the Apartment Home to you. Our approval of this Application is contingent upon our receipt of a satisfactory report of your rental history, credit history and other information that we deem necessary.

By signing this Application, you certify that all persons over eighteen years of age who will be occupying the Apartment home have completed and provided to us a separate Application for Residency, and that each such occupant of the Apartment Home will sign the Lease at the time required by us.

You authorize us, through our designated agent or employees, to obtain and verify all credit information for the purpose of determining whether or not to lease the Apartment Home to you. You understand that should you enter into the Lease for the Apartment Home, we and our designated agents and employees will have a continuing right to review your credit information, rental application, payment history and occupancy history for account review purposes and for improving application methods.

By signing this Application, you certify that all information contained in this Application is true, correct and complete.

\_\_\_\_\_  
Applicant Signature \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Date

**FOR OFFICE USE ONLY:**

**Summary Of Monthly Rent/Charges:**

Base Rent \_\_\_\_\_  
Pet Rent/Charge \_\_\_\_\_  
Parking Rent/Charge \_\_\_\_\_  
Storage Rent/Charge \_\_\_\_\_  
Appliance Rent/Charge \_\_\_\_\_  
CAH Rent/Charge \_\_\_\_\_  
Trash Removal \_\_\_\_\_  
Other \_\_\_\_\_  
Total Rent/Charges \_\_\_\_\_  
First Month Prorating \_\_\_\_\_  
Application Cancellation Reason \_\_\_\_\_  
Approved / Declined By \_\_\_\_\_

**Summary Of Non-Recurring Rent/Charges:**

Common Area Amenities (Rent / Charge) \_\_\_\_\_  
Non-Refundable Pet Fee \_\_\_\_\_  
**Summary of Deposits:**  
Security Deposit \_\_\_\_\_  
Pet Deposit \_\_\_\_\_

**Term:**

Lease Begin Date \_\_\_\_\_  
Lease End Date \_\_\_\_\_  
Move-In Date \_\_\_\_\_  
Cancellation Date \_\_\_\_\_  
Approval / Declined Date \_\_\_\_\_



**Fair Housing**

Paredim Partners, LLC complies with the Federal Fair Housing, Act Paredim Partners, LLC does not discriminate on the basis of race, color religion, national origin, sex, familial status, or disability, or any other basis protected by applicable state, Federal or local fair housing laws.

**Applications**

Each person that will occupy the apartment who is 18 years old or older must complete an application and sign the lease. Each applicant that is 18 years of age or older, and not a full time student who can be claimed as a dependent on the primary applicant’s tax return, will be qualified by Paredim Partners LLC in accordance with these qualification standards. Applications are to be completed in full. Applications containing untrue, incorrect or misleading information will be declined. Each application is evaluated with a scoring method that weighs the indicators of future rent payment performance. The score is based on statistical analysis of prior renter’s indicators and subsequent payment performance. Based on the score, we may choose to accept or decline an applicant, or seek additional requirements for approving the lease. These additional requirements include an additional deposit or a Guarantor.

**Note:** The following MUST accompany ALL applications:

- The two most recent original pay stubs or Leave and Earnings Statement or signed offer letter on company letterhead (companies to be maintained in resident file).
- A valid driver’s license, age of majority card, military ID or state issued Photo ED card (view and document only). All applicants in the United States on a VISA must list the number on the Application For Residency.
- Emancipated minors presenting court appointed documentation are eligible to qualify as long as they meet the noted criteria.

**Credit History**

- Credit reports will be run on each applicant and will be considered in the overall credit worthiness of the application. Unsatisfactory credit history can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is declined for poor credit history, the applicant will be given encouraged to obtain a copy of the credit report from the credit reporting agency.
- Applicants who meet all other qualifying criteria but do not have credit, maybe required to pay an additional deposit or re-qualify with a Guarantor.

**Rent/Mortgage Payment History**

- Any legal proceedings/judgments/evictions/skips may result in a declined application.

**Employment History**

- Employment must be verified. In the case of new employment, applicant must present a signed offer letter on company letterhead stating income. Employment must begin within 30 days of the lease start date.
- Self-employed applicants must provide the most current annual tax return (submission of 1099’s only is not sufficient) or a notarized statement from a Certified Public Accountant or attorney indicating the amount of anticipated annual income.

**Income Requirements**

- Gross monthly household income must be sufficient to cover the rent and other typical household obligations. Household income of less than twice the rent is automatically considered insufficient. For savings to be considered in lieu of income, applicant may provide a current savings account statement showing proof of at least three (3) times the annual rent.
  - Official documentation must be submitted to support the following, and any other, sources of additional income you wish us to consider.
- |                              |                             |                    |           |
|------------------------------|-----------------------------|--------------------|-----------|
| * Investment Account         | *Dividends                  | *Child Support     | *Interest |
| * Retirements Income/Savings | *Military Housing Allowance | *Trust Fund Income | *Alimony  |

**Conviction Information**

- The application of any person who has been convicted or plead guilty or “no contest” to a misdemeanor or felony involving sexual misconduct shall be declined.
- Nothing set forth in these Qualification Standards should be continued to be guaranty by Paredim
- Partners, LLC that residents of this community have not been convicted or plead guilty or “no contest” to any misdemeanor or felony involving sexual misconduct.

**Guarantors/Increased Security Deposits**

- Guarantors may be permitted base on the screening recommendation. Guarantor’s gross annual income or saving must be sufficient to cover the annual rental rate in order to support their current housing payments and that of the applicant(s). Guarantors must meet all other qualification standards listed. All lease-associated paperwork signed by Guarantor must be notarized if not signed at the Leasing Information Center in the presence of a Paredim Partners, LLC office associate.
- Guarantor’s primary residence must be in the United States and they must have a valid Social Security Number.
- Increased security deposits may be permitted based on the score. The increased security deposit will be equivalent to one (1) month’s rent unless otherwise dictated by law.
- A Guarantor may be permitted in lieu of an increase security deposit based on the above criteria for Guarantors.

**Roommates**

Each resident and Guarantor is jointly and severally (fully) responsible for the entire rental payment as well as all community rules and policies Management will not refund any part of a security deposit until the apartment is vacated by all leaseholders.

**Affordable Housing Program/Below Market Rent Programs**

Applicants for the Affordable Housing Program/Below Market Rent Program (if applicable at this community) must be qualified base on the governing authority’s income classifications. The income ranges are derived from the maximum low/moderate income. Please reference the Affordable Housing Rent/Income Guidelines to determine eligibility. Affordable Housing Program/Below Market Rent Program guidelines supersede these Qualification Standards.

**Occupancy Guidelines**

Governed by state, city, and local ordinances. In the absence of any more stringent requirements by the aforementioned agencies, the standard occupancy guidelines will be a maximum of two (2) residents per bedroom. Residents under age of 18 months will not be considered in the occupancy guidelines. (Input by jurisdiction). An occupant will be considered a resident and must be listed on the lease agreement if they reside at the premises more than 50% of the time. **Note:** Lofts are not considered bedrooms.



We know moving can be a stressful time, and we will make your move as easy as possible. We will be happy to answer any questions or concerns you may have.

# Rental Guidelines

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- ❖ *\*Verified employment and income (two most recent pay stubs, W-2 or tax forms).*
- ❖ *\*Rent should not exceed more than 32% of the gross monthly taxable income, of each applicant.*
- ❖ *Photocopy of driver's license or other state issued photo ID.*
- ❖ *Photocopy of social security card*
- ❖ *Good prior rental history, landlord references and verifiable timely rental payments.*
- ❖ *No prior evictions (no evidence of repeated breaches of lease).*
- ❖ *Good housekeeping habits.*
- ❖ *Good credit and credit references.*
- ❖ *No indication of repeated tendencies toward violent acts or illegal activities.*
- ❖ *Heads of households must be at least 18 years of age. Everyone over the age of 18 must complete an application and meet all rental guidelines.*
- ❖ *Management will not discriminate based on race, color, national origin, religion, sex, handicap, age, marital status, familial status, or any other characteristics protected by all applicable state and federal discrimination laws.*
- ❖ *The following occupancy standards apply:  
No more than **two** people can occupy any one-bedroom apartment.  
No more than **four** can occupy any two-bedroom apartment.  
No more than **six** can occupy any three-bedroom apartment.  
No more than **eight** can occupy any four-bedroom apartment.*

*All applicants must qualify for approval based solely on the above guidelines.*

*\*These additional materials may be requested of you if you are not approved solely based on credit.*

