

*Alvin H. Glick
Randy E. Glick
John H. Mautner (1919-1990)*



*Glen Fogel
Kenneth Kandel
David C. Parks, Esq.*

To: All Applicants
Apartment Rentals Only

In addition to your application, you must submit the following information in order to be considered for tenancy:

- Current bank statement
- Two (2) consecutive pay stubs
- Letter of reference from employer stating position, salary, and length of employment
- Personal letter of reference
- A \$75.00 non-refundable check, made payable to "Mautner-Glick Corp." This is not a fee; it represents the cost of obtaining a TRW Credit Report, Registry check (court record search) and other preparatory costs.

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APPLICATION FOR RENTAL

ADDRESS:	UNIT:	RENT:	DATE:
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APPLICANT INFORMATION (each applicant for apartment must fill out separate form)

FIRST NAME	M.I.	LAST NAME	JR/SR.	DATE OF BIRTH	SSN
HOME PHONE ()	WORK PHONE ()	CELL PHONE ()	EMAIL		

CURRENT ADDRESS

STREET ADDRESS	CITY	STATE	ZIP
LANDLORD/MANAGING AGENT NAME		LANDLORD/MANAGING AGENT PHONE ()	
MONTHLY RENT	DATE IN	DATE OUT	REASON FOR LEAVING

PREVIOUS ADDRESS (if less than 2 years at current)

STREET ADDRESS	CITY	STATE	ZIP
LANDLORD/MANAGING AGENT NAME		LANDLORD/MANAGING AGENT PHONE ()	
MONTHLY RENT	DATE IN	DATE OUT	REASON FOR LEAVING

BANK INFORMATION

CHECKING ACCOUNT BANK NAME	ACCOUNT NUMBER	PHONE NUMBER ()
SAVINGS ACCOUNT BANK NAME	ACCOUNT NUMBER	PHONE NUMBER ()
OTHER ACCOUNT BANK NAME	ACCOUNT NUMBER	PHONE NUMBER ()

EMPLOYMENT & INCOME INFORMATION

PRESENT EMPLOYER/COMPANY	OCCUPATION	ANNUAL SALARY
SUPERVISOR NAME	SUPERVISOR PHONE ()	START DATE
PREVIOUS EMPLOYER/COMPANY	OCCUPATION	ANNUAL SALARY
SUPERVISOR NAME	SUPERVISOR PHONE ()	START DATE
OTHER INCOME DESCRIPTION	ANNUAL INCOME	

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BUSINESS/PERSONAL REFERENCES			
NAME	ADDRESS	PHONE ()	RELATIONSHIP
NAME	ADDRESS	PHONE ()	RELATIONSHIP
OTHERS WHO WILL OCCUPY APARTMENT (each applicant for apartment must fill out separate application)			
NAME	RELATIONSHIP	AGE	
NAME	RELATIONSHIP	AGE	
EMERGENCY CONTACT			
NAME	ADDRESS	PHONE ()	RELATIONSHIP

PETS	
PETS? <input type="checkbox"/> YES <input type="checkbox"/> NO	DESCRIPTION
<p>I warrant that all statements above set forth are true. I hereby give my permission to communicate with my current and former landlord for the purpose of discussing any facts and circumstances of my current or former tenancy, as well as the other information listed above. I give my permission to communicate with my current employer(s) for the purpose of verifying the information listed above. I understand that 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 give my consent to the Landlord to obtain my consumer credit report for the purposes of tenant screening through ATS Inc. through alwayscreen.com. I understand that I may have the right to make a written request within a reasonable period of time to receive additional detailed information about the nature and scope of this investigation.</p>	
_____ (Signed/ Applicant)	_____ Date

NEW YORK CITY FAIR CHANCE ACT

Pursuant to Federal and State law Admin. Code § 20-807 et seq.:

- 1) **If your application is denied** or other adverse action is taken against you due to a screening report conducted directly by the landlord, the landlord must tell you so and how to contact the screening company to obtain a free copy of the report.
- 2) **You may dispute** inaccurate or incorrect information on the report directly with the screening company.
 Our screening company is ATS Inc. 525 W Chester Pike, Havertown, PA 19083 Phone: (800) 888-1287 Fax: (800) 881-9699
- 3) **Annually**, you may order a free screening report from www.annualcreditreport.com (in addition to a free report from each national consumer reporting agency if adverse action was taken against you).

1345 Third Avenue (bet 76-77 Sts.) New York, NY 10075
Tel (212)288-1999 Fax (212)535-4706 www.mautnerglick.com
Licensed Real Estate Brokers

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LEASE GUARANTY

I, _____ residing at _____ understand that you, **Mautner-Glick Corp.** have leased a residential dwelling, Apartment ____ to _____ pursuant to a lease dated _____ subject to and conditioned on my signing the guaranty.

I, The Guarantor of the Lease, hereby agree to the following:

1. **GUARANTEE OF PERFORMANCE.** Guarantor guarantees, unconditionally and absolutely, the full and faithful performances and observance of all covenants, terms and conditions of the Lease provided to be performed and observed by the Tenant, expressly including, without being limited to the payment of rent, when due under the lease.
2. **LEASE MODIFICATION, RENEWAL OR EXTENSION.** If the Lease is modified, renewed, or extended, or if the Tenant holds over beyond the term of the Lease, the obligations hereunder of Guarantor shall extend and apply with respect to the full and faithful performance of all the covenants, terms and conditions of the Lease and of any such modifications, renewals, or extensions thereof.
3. **TENANT'S SUBLET OR ASSIGNMENT.** This guaranty shall remain in effect if the Tenant sublets or assigns, whether or not either Guarantor or Owner receives notice of such sublet or assignment or has consented to it.
4. **BINDING ON SUCCESSORS AND ASSIGNS.** This Guaranty, and all of the terms hereof, shall be binding on Guarantor and the successors, assigns, and legal representatives of the Guarantor and shall inure to the benefit of the successors, assigns, and legal representatives of Owner.
5. **JOINT AND SEVERAL LIABILITY.** The liability of the Guarantor is co-extensive with that of Tenant and also joint and several, and action may be brought against Guarantor and carried to final judgment either with or without making Tenant a party thereto. Guarantor further agrees that in any action or proceeding brought by Owner against Tenant, the Guarantor does not have to be joined as a party thereof.
6. **NO DEMAND NEEDED.** Owner may proceed against the Guarantor without first making demand against Tenant and without first bringing any action or proceeding against Tenant and without joining Tenant as a part defendant.
7. **WAIVER OF RIGHT TO DEFAULT NOTICE.** Guarantor does not require any notice of Tenant's nonpayment, nonperformance, or nonobservance of the covenants, terms, and conditions of the Lease. Guarantor expressly waives the right to receive such notice.
8. **TENANT'S BANKRUPTCY.** Neither guarantor's obligation to make payment in accordance with the terms of this Guaranty, nor any remedy for the enforcement thereof, shall be impaired, modified, released, or limited in any way by any impairment, modification, release, or limitation of the liability of Tenant or Tenant's estate in bankruptcy, resulting from the operation of any present or future provision of the Bankruptcy Code of the United States or from the decision of any court interpreting the same.
9. **SERVICE IN PROCESS.** Guarantor irrevocably appoints Tenant as its agent for the service of process related to this Guaranty. Notwithstanding the proceeding, Owner agrees to send Guarantor a copy of the legal papers served on Tenant by certified mail, return receipt requested, at the above address.

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10. VENUE AND INTERPRETATION OF GUARANTY. Venue for any action or proceeding arising out of this Guaranty shall be in New York County in the State of New York. The Guaranty shall be governed by and interpreted under the laws of, and enforced in the courts of the State of New York.

11. WAIVER OF JURY TRIAL. Guarantor hereby waives the right to trial by jury in any action or proceeding that may hereafter be instituted by Owner against Guarantor in respect of this Guaranty.

12. OWNERS LEGAL EXPENSE. Guarantor will pay to Owner all of Owner's expenses- including but not limited to, attorneys fees- that Owner incurs in enforcing this Guaranty

13. NO WAIVER BY OWNER. Owner's failure or delay in exercising any rights under the Lease or Guaranty or in sending any notices, or requests, or in requiring strict performance or observation of any term or covenant of the Lease, shall not waive any of the Owner's rights created by this Guaranty.

The truth of the information contained herein is essential and if _____ deems any answer to be false, or misleading, it shall be considered that any lease granted by virtue of this applicant may be cancelled at their option.

I hereby authorize _____ to use any consumer reporting agency, credit bureau or other investigative agencies employed by such, to investigate the references herein listed or statement or other data obtained by me or from any other person pertaining to my employment history, credit, prior tenancies, character, general reputation, personal characteristic and mode of living, to obtain a consumer report and such other credit information which may result thereby, and to disclose and furnish such information to the Owner/Agent listed above in support of this application. I have been advised that I have the right under Section 606B of the Fair Credit Reporting Act, to make a written request within reasonable time, for a complete and accurate disclosure of the nature and scope of any investigation.

In addition I agree to pay a NON-REFUNDABLE application fee of \$ _____ per applicant to cover the cost of credit reports and process of the application.

NOTARIZED SEAL AND SIGNATURE

GUARANTORS SIGNATURE DATE

GUARANTOR'S EMPLOYER OR CO. NAME

PRESENT HOME ADDRESS

BUSINESS TELEPHONE NUMBER

HOME TELEPHONE NUMBER

APPROXIMATE ANNUAL INCOME

SOCIAL SECURITY NUMBER

BUS. REF TO VERIFY EMPLOYMENT

CHECKING ACCOUNT NO. & BANK NAME

DATE OF BIRTH

SAVINGS ACCT. NO. & BANK NAME