



Mountain River East Condominium Association Lease Application

**IT IS THE UNIT OWNER’S RESPONSIBILITY TO ENSURE THAT THIS APPLICATION IS COMPLETE
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED BY THE BOARD OF DIRECTORS**

APPROVAL MUST BE GRANTED BY THE BOARD OF DIRECTORS PRIOR TO OCCUPANCY

Minimum Lease Term: 30 Days

No Subleases Are Permitted Under This Application

Completed Lease Agreement Must Be Submitted With This Application

Unit #: _____ Owner: _____ Application Date: _____

TERM OF LEASE: Start Date: _____ End Date: _____

**THE LEASE START DATE MUST BE AT LEAST 30 DAYS AFTER
THE COMPLETE APPLICATION IS RECEIVED BY BOARD OF DIRECTORS**

Monthly Lease Payment Amount: \$ _____

The Board of Directors reserves the right to reject any lease application where the lease payment amount varies substantially from the current market rate for the unit type and term of lease.

Additional Approval Criteria:

- Minimum Acceptable Credit Score (FICO): 650
- Maximum Acceptable Housing Expense Ratio (monthly rent ÷ monthly gross income): 33%
- No Criminal History
- No Prior Evictions

The list of Approval Criteria above is not comprehensive – the Board will consider any and all information presented when evaluating applicants.



THE UNDERSIGNED HEREBY MAKES APPLICATION TO LEASE/OCCUPY AT MOUNTAIN RIVER EAST CONDOMINIUM ASSOCIATION.

IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM, THE TENANT(S) represents that the following information is factual and true, and agree that any falsification or misrepresentation of the facts in this application will be grounds for its automatic rejection or, for the withdrawal of approval by the Association. I/We consent to your further inquiry concerning this application for consideration in your decision on its approval.

A. Applicant Information

Applicant Name: _____

Birth Date: _____ S.S.#: _____ -- --

Address _____

Email: _____ Phone _____

Co-applicant Name: _____

Birth Date: _____ S.S.#: _____ -- --

Address _____

Email: _____ Phone _____

B. Additional Persons who will occupy the unit

(No more than two (2) unrelated persons may occupy unit)

1. Name: _____ Age: _____ Relationship _____

2. Name: _____ Age: _____ Relationship _____

3. Name: _____ Age: _____ Relationship _____

4. Name: _____ Age: _____ Relationship _____



C. Applicant Residential History

Present Landlord Name _____ Phone: _____

Current Address: _____

How long at current address: _____ Rent: _____ # Mo. Late rent _____

Reason for Moving: _____

Previous Landlord Name: _____ Phone: _____

Previous Address: _____

How long at that address: _____ Rent: _____ # Mo. Late rent _____

Reason for Moving: _____

D. Co-Applicant Residential History

Present Landlord Name _____ Phone: _____

Current Address: _____

How long at current address: _____ Rent: _____ # Mo. Late rent _____

Reason for Moving: _____

Previous Landlord Name: _____ Phone: _____

Previous Address: _____

How long at that address: _____ Rent: _____ # Mo. Late rent _____

Reason for Moving: _____

E. Applicant Employment Information (if retired, list last employment information)

Company _____ Phone _____ Position _____

Address _____

Employed from _____ to _____ Salary/Month _____

If less than 5 years, list previous employer _____

Additional Income Source _____ Amount/Month _____

F. Co-Applicant Employment Information (if retired, list last employment information)

Company _____ Phone _____ Position _____

Address _____

Employed from _____ to _____ Salary/Month _____

If less than 5 years, list previous employer _____

Additional Income Source _____ Amount/Month _____

G. Personal References for Tenant(s) (local, if possible, with complete address)

1. _____ Phone _____

2. _____ Phone _____

H. Emergency Contact Information

Name _____ Phone _____

Name _____ Phone _____

I. Automobile Information

1. Make _____ Model _____ Color _____ Year _____ Lic # _____

2. Make _____ Model _____ Color _____ Year _____ Lic # _____

- 1. No commercial vehicles, RVs, or trailers are permitted.
- 2. No more than two (2) vehicles are permitted.
- 3. No unregistered vehicles are permitted.



We, owners and Tenant, acknowledge that we are aware of, and agree to abide by and owner agrees to enforce with respect to tenant, the By-Laws and Rules and Regulations of Mountain River East Condominium Association. **We acknowledge receipt, and certify that we have read a copy of the Association Rules and Regulations, and understand that occupancy is prohibited prior to approval of this application.** We understand that Lessees are not permitted to have pets without the consent of the Directors and the unit owner who is leasing the unit. **We understand that only the individuals listed under paragraphs "A" and "B" above shall be authorized to occupy the leased premises and that approval for occupation will be revoked if any other persons occupy the leased premises.**

We, owners and Tenant, acknowledge that we are aware of, and agree that the leased unit is to be occupied exclusively by the Tenant **for the entire Term of the Lease.** If the Tenant does not occupy the unit for any portion of the Term of the Lease, the unit WILL NOT BE OCCUPIED or used for any other purpose including, but not limited to, another lease or ordinary use by the owner or owner's family.

I/We do hereby consent to and authorize any representative of Mad River Property Management to obtain, verify and exchange information on any reports concerning me as are maintained by, but not limited to: City, County, State, and Federal Law Enforcement Agencies, Credit Reporting Agencies, past and/or present employers and Landlords. I/We understand that any information obtained may be considered by Mad River Property Management, the Landlord, and/or the Association Board of Directors in their sole discretion, as a factor in decisions they make, with respect to the unit for which I/We are applying.

I/We hereby release and hold harmless; agents, owners and affiliates of, but not limited to; their officers, directors, employees, Law enforcement agencies, credit reporting agencies, present or past employers, present and past Landlords, that shall provide information to Mad River Property Management, the Landlord, and/or the Association Board of Directors.

Signature of Unit Owner _____ Date _____

Signature of Applicant _____ Date _____

Signature of Co-Applicant _____ Date _____

**A NON-REFUNDABLE APPLICATION FEE OF \$250.00 MUST ACCOMPANY THE INITIAL APPLICATION
 A NON-REFUNDABLE FEE OF \$50 MUST ACCOMPANY EACH RESUBMITTED APPLICATION
 MAKE CHECKS PAYABLE TO: Mountain River East Condominium Association**

RETURN COMPLETED FORM TO:

**Mountain River East Condominium Association
 P.O. Box 1020
 Campton, NH 03223-1020**



ACTION OF THE BOARD OF DIRECTORS

DATE COMPLETE APPLICATION RECEIVED: _____

FICO CREDIT SCORE: _____

HOUSING EXPENSE RATIO: _____ %

CRIMINAL HISTORY? _____ EVICTION HISTORY? _____

PERSONAL REFERENCES _____

PRIOR LANDLORDS _____

APPROVED _____ DISAPPROVED _____ DATE OF DECISION _____

BY: _____
Director

OR: _____
Property Manager, acting as authorized agent for the Association