

THE APPLICATION AND ALL DOCUMENTS MUST BE SUBMITTED DIRECTLY TO THE OWNER AT:

The Arboretum at Farmingville
20 Maple Lane
Farmingville, NY 11738
Attn: Leasing Office

Application and all documents may be submitted by mail or by hand-delivery. For questions, call the Owner at 631-716-5000 or email at TheArboretumLI@greystar.com

NOTE: Owner requires the following documentation to be submitted with the Application:

- 1) Signed Qualification Acknowledgement
- 2) Proof of Income-please contact leasing office for details by calling 631-716-5000
- 3) \$20 application fee per applicant 18 and over

DO NOT SEND YOUR APPLICATION AND DOCUMENTS TO LIHP.



RENTAL APPLICATION (*Conventional*)

(Each person over 18 and not a dependent must submit a separate application)

To be completed by Owner or Owner's Representative:		
COMMUNITY NAME:		
APT. NO. ASSIGNED:	MOVE-IN DATE:	LEASE TERM:
STREET ADDRESS OF APT.:		
RENTAL RATE OFFERED:		
CONCESSION OFFERED:		
DATE COMPLETED APPLICATION RECEIVED:		
DATE APPLICANT NOTIFIED OF APPROVAL/DENIAL:		PROPERTY REP.:

APPLICANT INFORMATION				
First Name (Full Legal Name)	Middle Initial	Last Name	Social Security Number	
Present Street Address	City	State	Zip	Telephone No.
Email	Date of Birth	Drivers License No. and State OR Govt. Issued Photo ID No.		
Have you ever been known under any other names or aliases? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please list:				
List States resided in for the past 10 years from this application date:				
List Counties/Parishes resided in for the past 10 years from this application date:				
How did you hear about us? (If Locator Service, please list company and Agent's Name)				

GENERAL INFORMATION ON ADULT DEPENDENT (if applicable)				
First Name (Full Legal Name)	Middle Initial	Last Name	Social Security Number	
Present Street Address	City	State	Zip	Telephone No.
Email	Date of Birth	Drivers License No. and State OR Govt. Issued Photo ID No.		
List States resided in for the past 10 years from this application date:				
List Counties/Parishes resided in for the past 10 years from this application date:				

EMPLOYMENT HISTORY ON APPLICANT			
Name of Present Employer			
Employer's Street Address	City	State	Zip
			Telephone No.
Email	Position Held with Present Employer	Gross Monthly Income	
Length of Employment	Supervisor's Name	Telephone No.	



<i>If current employment is less than 6 months, please complete previous employment.</i>			
Name of Previous Employer			
Previous Employer's Street Address		City	State
		Zip	Telephone No.
Email	Position Held with Previous Employer		Gross Monthly Income
Length of Employment	Previous Supervisor's Name		Telephone No.
CREDIT HISTORY			
Do you have any other non-work income you want considered (alimony, child support, investments)? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please explain:			
Have you or any other prospective residents ever owned a home? Yes <input type="checkbox"/> No <input type="checkbox"/>			
RENTAL AND CRIMINAL HISTORY - List a minimum of 24 months of rental/mortgage history.			
Name of Present Landlord		Monthly Rental Rate	Date Moved In
			Date Moved Out
Street Address		City	State
		Zip	Telephone No.
<i>(Landlord immediately prior to the Present Landlord) (If Applicant and Applicant's Spouse are completing this Application, name all Landlords for both parties)</i>			
Name of Previous Landlord		Monthly Rental Rate	Date Moved In
			Date Moved Out
Street Address		City	State
		Zip	Telephone No.
Have you or any other occupants listed on this Application ever:			
been evicted or asked to move out? <input type="checkbox"/> Yes <input type="checkbox"/> No		broken a rental agreement or lease contract? <input type="checkbox"/> Yes <input type="checkbox"/> No	
been or are currently delinquent to a previous landlord? <input type="checkbox"/> Yes <input type="checkbox"/> No			
declared bankruptcy? If so, when?: <input type="checkbox"/> Yes <input type="checkbox"/> No			
been convicted for either a felony, a sex-related offense or a misdemeanor? If yes, please explain: <input type="checkbox"/> Yes <input type="checkbox"/> No			
received deferred adjudication for either a felony, a sex related offense or a misdemeanor? If yes, please explain: <input type="checkbox"/> Yes <input type="checkbox"/> No			
been arrested for any crime which has not been fully adjudicated (by dismissal, acquittal, deferred adjudication or conviction)? If yes, please explain: <input type="checkbox"/> Yes <input type="checkbox"/> No			

OTHER OCCUPANTS (list all persons not signing this Application who will be listed on the lease)			
Name		Social Security Number	Relationship to Applicant
			Sex M / F
Date of Birth		Drivers License No. and State OR Govt. Issued Photo ID No.	
Name		Social Security Number	Relationship to Applicant
			Sex M / F
Date of Birth		Drivers License No. and State OR Govt. Issued Photo ID No.	
Name		Social Security Number	Relationship to Applicant
			Sex M / F
Date of Birth		Drivers License No. and State OR Govt. Issued Photo ID No.	

ANIMALS					
Do you or any other prospective resident or occupant have an animal? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please list:					
Type	Breed	Weight	Color	Age	Name
Type	Breed	Weight	Color	Age	Name



YOUR VEHICLE(S) If Applicant will be parking a vehicle on the property, please provide the following information:				
Vehicle Type (car, motorcycle, truck)	Make of Vehicle	Model	Year	State/License Plate No.
Vehicle Type (car, motorcycle, truck)	Make of Vehicle	Model	Year	State/License Plate No.
EMERGENCY In case of emergency, notify (preferably a relative over the age of 18 years):				
Name	Relationship	Address		
Home Phone No.		Work Phone No.		

In the event that the Applicant becomes a resident in Owner's apartment community, Applicant's execution of this Application shall authorize the Owner, in the event of the Applicant's death to: (i) grant to the person designated above access to the Applicant's unit at a reasonable time and in the presence of the Owner or the Owner's agent; (ii) allow this person to remove any of the Applicant's property or any other contents found in the Applicant's unit or any of Applicant's property located in the mailbox, storerooms or common areas; and (iii) refund the Applicant's security deposit, less lawful deductions, to this person. Applicant also authorizes the Owner to allow this person access to remove all contents of the unit as well as property in the mailbox, storerooms and common areas in the event that Applicant becomes seriously ill.

AUTHORIZATION: Applicant represents that all of the above information is true and complete and authorizes the verification of same and the performance of a credit check on Applicant as appropriate by all available means. In the event that Applicant provides any false or misleading information in this Application, Owner shall have the right to automatically reject this Application and the Application Deposit and Administrative Fee will be automatically forfeited by the Applicant. Applicant further acknowledges that an investigative consumer report includes information as to character, general reputation, personal characteristics, and mode of living, whichever are applicable, of the Application may be made and that any person on which an investigative consumer report will be made has the right to request a complete and accurate disclosure of the nature and scope of the investigation requested and also has the right to request a written summary of the person's right under The Fair Credit Reporting Act. **Applicant hereby authorizes the Owner or the Owner's Agent to obtain and hereby instructs any consumer reporting agency designated by Owner or Owner's Agent to furnish a consumer report under The Fair Credit Reporting Act to Owner or Owner's Agent to use such consumer report in attempting to collect any amount due and owing under this Application, the Applicant's lease (to be executed after Application approval) or for any other permissible purpose.**

APPLICATION DEPOSIT AND NON-REFUNDABLE FEES:

Simultaneously with the execution of this Application, Applicant has paid:

Application Deposit (the "Application Deposit") (if applicable)	\$ _____	Check Number _____
Non-Refundable Application Fee (if applicable)	\$ _____	Check Number _____
Administrative Fee (if applicable)	\$ _____	Check Number _____
Total	\$ _____	_____

Applicant acknowledges that Owner's acceptance of Applicant as a resident at the property is conditional upon: (i) Owner's approval of this Application; and (ii) receipt of an executed Apartment Lease Agreement from Applicant. In the event any of these conditions have not been met, Owner shall have no obligation to lease to Applicant.

The Application Deposit is not considered a security deposit under this Application or applicable law. The Application Deposit will either be: (i) credited to the required security deposit pursuant to an Apartment Lease Agreement executed by Applicant; (ii) refunded to Applicant as provided herein; or (iii) retained by Owner as liquidated damages as provided herein.

Application Deposit Credited to Security Deposit

In the event that this Application is approved by Owner and Applicant meets all other conditions of occupancy, executes an Apartment Lease Agreement with Owner as and when required by Owner, the Application Deposit shall be credited towards the security deposit identified in the Lease.

Application Deposit Refunded and Administrative Fee Returned

If this Application is denied, the Application Deposit and Administrative Fee will be refunded to Applicant within 30 days of submitting application.

Application Deposit and Administrative Fee Retained by Owner

Owner shall be entitled to retain the Application Deposit and Administrative Fee as liquidated damages; in which case, all further obligations to lease the premises to Applicant shall be terminated if: (i) the Application is withdrawn, for any reason, after signing this Application; or (ii) the Application is accepted, but Applicant does not sign an Apartment Lease Agreement as and when required by Owner; or (iii) if the Applicant has provided false or misleading information within this Application. For the purposes of this provision, if the Applicant is required to pay an additional Application Deposit in order to qualify for occupancy, the Application shall be deemed conditionally accepted prior to the payment of such additional Application Deposit and the failure to pay the additional Application Deposit will entitle Owner to retain the originally paid Application Deposit, even if the Application is subsequently rejected by the Applicant's failure to pay the required additional Application Deposit.



Dated effective on the date Owner on Owner's representative has received a completed Application from Applicant, as indicated above.



OWNER: Shoregate, Bay Shore Propco LLC

APPLICANT:

Signature

Signature

Name Printed

Name Printed

Date

Date

Resident Qualification Acknowledgment

In order to assist you with your decision on your new home, we are providing this list of the requirements we use to qualify applicants for residency in this community. Nothing contained in these requirements shall constitute a representation that all residents and occupants currently residing in our community have met or currently meet these guidelines. Each person age 18 or older who will live in the apartment home must submit an application and satisfy these requirements. Subject to applicable laws, our requirements include, but are not limited to, the following criteria:

IDENTIFICATION. Applicants must present a valid government issued photo identification card for each person age 18 or older.

INCOME. Applicants must collectively have verifiable income in an amount not less than 3 times the rental rate.

CREDIT HISTORY. We obtain a credit report on each applicant. Our credit reporting agency evaluates credit (which may include rent payment history) as an indicator of future rent payment performance. An unsatisfactory or insufficient finding will result in the requirement of an additional deposit, guarantor, or denial. Applicants are responsible for ensuring their credit history is accurate.

GUARANTORS. If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount not less than 5 times the rental rate.

ADULT DEPENDENT. If there is a person age 18 or older who will reside in the apartment home but who will not be executing the lease documents, that person will need to qualify as an "Adult Dependent." In order to qualify someone as an Adult Dependent, you must execute the Adult Dependent Certification, and the proposed Adult Dependent must be approved through our regular criminal background check process. The leaseholder(s) will be responsible for ensuring that the Adult Dependent complies with all community rules and requirements in the lease documents, but the Adult Dependent will not be financially obligated to pay rent or other amounts due under the lease documents.

CRIMINAL HISTORY. We obtain a criminal background check on each applicant who will reside in the apartment home. It is possible your application will be denied due to criminal convictions.

OCCUPANCY. The following occupancy standards apply based on two persons per bedroom, plus one per apartment home:

One Bedroom	Three Persons
One Bedroom with Den	Three Persons
Two Bedroom	Five Persons
Three Bedroom	Seven Persons
Four Bedroom	Nine Persons

PETS. The following breeds are restricted from this community. Additional pet and breed restrictions may apply at this community. If you have pets, please see your leasing representative for more information. These restrictions and deposit requirements do not apply to qualified assistance animals.

Pit Bull Terriers/Staffordshire Terriers	Rottweilers
Doberman Pinschers	Chows
Presa Canarios	Akitas
Alaskan Malamutes	Wolf-hybrids

RENTER'S INSURANCE REQUIREMENT. You may be required to carry a minimum of \$100,000 Personal Liability Insurance coverage. To satisfy this requirement, you must provide evidence of insurance coverage at initial lease signing and maintain this coverage throughout the entire term of your residency. In addition, we may require that you add our community as an "Interested Party," "Party of Interest," or similar language. Your lease will have additional details about the insurance requirements.

FAIR HOUSING STATEMENT. Greystar is committed to compliance with all federal, state, and local fair housing laws. Greystar will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes protected by applicable laws. Greystar will allow any reasonable accommodation or reasonable modification based upon a disability-related need. The person requesting any reasonable modification may be responsible for the related expense.

DATA AND COMMUNICATION. You understand and accept that we may collect, retain, use, transfer, and disclose personal information, such as the first name, last name, email address, and phone number of you or your occupants in the unit. We may collect, retain, and use that information, or disclose that information to third parties to, among other things, (a) operate the Property; (b) provide services consistent with the Lease; (c) refer you to third parties that provide products or services that may be of interest to you or your occupants in the unit; (d) collect debts; and (e) conduct and analyze resident surveys. Please review the privacy policy of the owner's authorized agent at the time of residence for a discussion of the treatment of information during your lease. The current policy may be viewed at <https://www.greystar.com/privacy>.

By providing an email address or cell phone number, you consent to receive communications regarding marketing materials, promotional offers, and your application status via e-mail, voicemail, calls, text, and/or any other means. You acknowledge and agree that this authorization is made voluntarily.

The permissions and consents granted herein apply to the owner of the community and the owner's authorized agents/representatives, including its property manager, and will continue even after your lease expires, the owner of the community sells the community, or the property manager no longer manages the community.

RENTAL RATES AND LEASE TERMS. Original rental rate quotes will be honored for 2 business days. The rental rate quote is associated with the apartment home's availability at the time of your quote, move-in date, and lease term requested. Any changes to the time of the quote, your move-in date, or lease term may require a revised rental rate quote which may result in a different monthly rental rate.

FALSIFICATION OF APPLICATION: Any false statements or false information included in an application may result in denial of the application.

APPLICANT APPROVAL ACKNOWLEDGMENT. Applicant acknowledges and agrees that the criteria referenced above will be considered in the qualification process. Applicants who do not meet the requirements referenced above will be declined or be subject to additional requirements, including, but not limited to, additional fees, deposits, rent or providing a guarantor.

Signature of Applicant

Date

Signature of Applicant

Date

Signature of Applicant

Date

Signature of Applicant

Date

Leasing Representative/Agent for Owner

Date

