



STUDENT RENTAL APPLICATION (SUBJECT TO OWNER'S APPROVAL)

RCG | 17 IVALOO ST. | SUITE 100 | SOMERVILLE, MA 02143 | T: 617.625-8315 | F: 617-625-8345

NAME OF APPLICANT: _____ DOB: _____ SS #: _____

CELL: _____ WORK: _____ EMAIL: _____

RCG & its Agents use Email to schedule showings, inspections & other time sensitive notifications

PRESENT ADDRESS: _____ CITY, STATE, ZIP: _____

DATES OF OCCUPANCY: _____ RENT: _____ LANDLORD: _____ PHONE #: _____

PREVIOUS ADDRESS: _____ CITY, STATE, ZIP: _____

DATES OF OCCUPANCY: _____ RENT: _____ LANDLORD: _____ PHONE #: _____

SCHOOL ATTENDING: _____ DATE OF GRADUATION: _____ MAJOR: _____

STIPEND AMOUNT: \$ _____ OTHER INCOME/INVESTMENTS ETC: _____

BANK: _____ CHECKING OR SAVINGS (circle one or both) IF INTERNATIONAL DO YOU HAVE A I20? Y/N _____

CAR MAKE, MODEL, YEAR, PLATE NO: _____

OWN OR LEASE? _____ IF LEASED, FROM WHERE? _____

EMERGENCY CONTACT: _____ RELATIONSHIP: _____ PHONE: _____ EMAIL: _____

NAMES OF ALL CO-TENANTS: _____

NO. OF OCCUPANTS: _____ NO. OF ADULTS: _____ DO YOU HAVE ANY PETS?: Y/N _____ DESCRIBE: _____

APARTMENT YOU ARE APPLYING FOR: _____ # BEDROOMS: _____

LEASE START DATE: _____ LEASE END DATE: _____ BASE RENT PER MONTH: \$ _____

FIRST MO. RENT DEP: \$ _____ LAST MO. RENT DEP: \$ _____ SECURITY DEP: \$ _____ TOTAL: \$ _____

AMOUNT PAID TODAY: \$ _____ BALANCE DUE WITHIN 3 DAYS: \$ _____ BROKER FEE PAID BY RCG/TENANT (circle one): \$ _____

- A nonrefundable deposit equal to one month's rent shall be submitted along with this application. If accepted this deposit will be used toward the first month's rent. If denied RCG will refund the deposit in full. In accordance with the Fair Credit Reporting Act, if an application is denied based on info contained in the applicant's credit report, RCG will provide the applicant with a Notice of Adverse Action.
- RCG will notify Applicant or Applicant's agent, if there is one, when the application has been accepted. Unless otherwise agreed to by RCG in advance and in writing, the deadline for submitting all additional deposits, signed leases, and other required forms shall be 5pm on the third day after the application has been accepted. If all required deposits, signed leases, and required forms are not submitted by the deadline, then Applicant may not be entitled to rent the Apartment and may forfeit the deposit. This clause is intended to prevent Applicant from reserving the apartment if Applicant is not committed to renting it, as this can cause significant damages to RCG due to the daily fluctuations in the Greater Boston rental market. RCG and Applicant agree that since they cannot easily determine the exact amount of damages that RCG may incur when Applicant does not perform as described herein, Applicant shall be liable for liquidated damages, not as a penalty, compensation, or a fee, in the amount of one month's rent, and that RCG may retain the initial deposit paid, and that this amount is reasonable.
- For leases scheduled to start within thirty days, all deposit payments must be paid in good and clear funds (e.g. bank check, money order).
- All advertised rental prices assume one occupant per bedroom. Additional occupants may result in a higher rent.
- RCG does not typically allow deposit payments to be transferred by wire. In the case that a tenant requires a wire transfer service then the tenant shall be responsible for all related expenses including reimbursement to RCG for actual bank costs it incurs as a result of the wire.
- Tenant shall be responsible for all costs associated with payments that do not clear in the bank. This may include reimbursement to RCG for actual bank costs it incurs as a result of a payment that does not clear in the bank. If a payment does not clear, then RCG may choose to reject the application or may require all future deposit payments to be made in good and clear funds (e.g. bank check or money order).
- RCG's leases typically begin at 6pm on the first day of the month and end at 9am on the last day of the month. RCG rents its apartments in as-is condition. RCG will perform a light cleaning between tenants. Tenants may choose to hire their own professional cleaner for a more thorough cleaning.
- Due to the seasonality of the Greater Boston rental market, RCG usually begins the renewal process for most leases around January 1st. RCG typically gives existing tenants an exclusive renewal period before marketing the apartment to the general public.
- RCG strongly discourages renting an apartment without seeing the apartment first.
- AirBnB, other room sharing services, and short term sublets are strictly prohibited and may result in immediate termination.

Base rent and Other Monthly Charges are due and payable on the first day of each month in advance. No rental applicants will be denied housing because of race, familial status, color, religion, national origin, sex or sexual orientation, age (with the exception of minors), marital status, members of the military, veterans, handicapped or disabled individuals. This rental application allows RCG to verify all information provided by the applicant and gives RCG consent to obtain a consumer credit report relating to the applicant. The signature below represents that all information stated on this application is true. If any statement herein becomes not true, RCG reserves the right to terminate any current or future lease with the applicant.

TENANT SIGNATURE: _____ **Date:** _____

I confirm that the information above is true and I have read and understand all of the policies set forth in this rental application

BROKER SIGNATURE: _____ **Date:** _____

I confirm that this application conforms to the terms set forth in the RCG RENTAL AGENT SHOWING AGREEMENT