

Amaskeag Residences

77 Market Street

Manchester, N.H. 03101

Phone (603)626-4434 / Fax (603)623-3192 / E-Mail amaskeag@comcast.net

ROOMING HOUSE RENTAL APPLICATION

Applicant's name: _____ Phone# _____

Date of birth: _____ Email: _____

Present address: _____ How long: _____

Landlord's name: _____

Landlord's Phone #: _____ Rent payment: _____

Prior address: _____ How long: _____

Landlord's name: _____

Landlord's Phone #: _____ Rent payment: _____

Driver/Non-driver ID#: _____ State: _____

Current employer(s)/source of income _____

Address: _____

Position: _____ How long: _____

Supervisor: _____ Business phone: _____

Gross income: (weekly/monthly) _____

Emergency Contact Name/# _____

I/We represent that the information provided in this application by me/us is true and correct, and, if any false or misleading statements have been made by me/us, I/we will be subject to all applicable laws and penalties. Amaskeag Residences is authorized by me/us to verify all statements and information through all available resources including but not limited to: credit bureaus, civil authorities and landlord database providers.

Applicant's Signature

Date

Co-Applicant's Signature

Date

It is against the law to discriminate against prospective tenants on the basis of race, religion, national origin, age, disability or sexual preference. Local or state laws may include additional classes that are protected from discrimination in housing.

ROOMING HOUSE RULES FOR RESIDENCY

By signing below, you agree to be bound by these terms and agree that the tenancy you are entering is a tenancy-at-will for a term of no less than 186 days, reserving to either party the right to terminate the tenancy upon written notice to the other party allowing for a notice period equal to no less than the rental period (to wit: a weekly tenancy requires a 7-day notice of termination; a monthly tenancy requires a 30-day notice of termination). In all cases with tenancy termination, rent shall be owed through the date that ends your rental period (to wit: rent shall be owed through the end of the week if you rent by the week, and rent shall be owed to the end of the month if you rent by the month) irrespective of who initiated the termination, in the case where the tenancy is terminated by written notice by either party and irrespective if you were locked out under an eviction proceeding through court process. Further, by signing below, you agree that you owe and shall pay to the Landlord its costs and fees, including reasonable attorney fees, it incurred in enforcing its rights under this agreement, including its costs and reasonable attorney fees.

PLEASE NOTE: If eviction is initiated for violation of any of the above rules, all prepaid rent monies and security deposits are irrevocably forfeited.

Any violation of the below conditions and terms shall be grounds for eviction.

1. **Rent** You agree to pay rent of \$ _____ per week. The rent amount is subject to change upon the Landlord giving you a 30-day notice. Failure to pay rent or failure to pay the rent increase amount shall be grounds for eviction.
2. **Rent Payment** Rent is always paid in advance, whether weekly or monthly. Failure to pay rent when it is due will result in a ten dollar (\$10.00) late charge, per week. Late charges will be counted as additional rent. Rent will NOT be prorated if you leave prior to the date you have paid through. Returned checks incur a charge of \$25.00. No checks will be accepted from that point forward.
3. **Security Deposit** You shall pay a security deposit in the amount of \$ _____ Your Security Deposit shall be held in the following bank: Bank of America.
4. **Minimum length of stay** in the building is 186 days. If for ANY reason you leave prior to that time, you will be charged an early termination fee equal to the amount that you paid for your security deposit. This early termination fee is in addition to forfeiting any periodic prepaid rent as required under Paragraph 2.
5. **Visitors** are not allowed in the building between the hours of 9:00 P.M. and 8:00 A.M. without permission of Management, and a payment of a guest fee equal to 1/7th of the weekly room rate, paid in advance, per night stayed.
6. **Guests** All Residents shall have only one guest in their room at any one time, and only while tenant is on the premises.
7. **Loitering** in the front entryway, hallways, stairwells, kitchens or parking lot is not permitted by residents or guests at any time.
8. **Damages** Residents shall not damage, vandalize, create a noise disturbance or permit and/or perform any illegal item or act.
9. **Weapons or firearms** are not permitted on the premises at any time.
10. **Resident Parking** is not allowed in the lot behind the building at any time. Any vehicle parked in the lot will be subject to immediate towing at the owner's expense. Residents may obtain a parking permit from the City Clerk's office for on street parking.
11. **Housekeeping** All rooms must be kept in a clean and orderly manner at all times, and you must clean up after using any common area.
12. **Pets** are not allowed on the premises.

13. **Cooking** is not allowed in the rooms due to fire and safety rules and concerns.
14. **Smoking** is not allowed in any common area.
15. **Alcoholic Beverages** are not allowed in any common area.
16. **Self Lock Out** If you lock yourself out of your room after normal business hours, you will be charged a \$50.00 fee due and payable at time of reentry.

A written list of conditions in the room which need repair or correction must be given to the office within 5 days of moving in.

TENANT: _____

Date:

LANDLORD: IMMACOLATA REAL ESTATE, I, LLC

Date:

By: _____

Name: Christopher Gherlone, Manager, duly authorized