

WELKER PROPERTY MGT. RENTAL APPLICATION

223-1500 FAX: 223-7517

PROPERTY APPLYING FOR: _____
NAME (FIRST, MIDDLE, LAST): _____ HOME #: _____ WORK #: _____
SOCIAL SECURITY # _____ DATE OF BIRTH: _____
DRIVERS LICENSE # _____
NAMES, AND RELATIONSHIPS OF OTHER OCCUPANTS: _____

PRESENT ADDRESS: _____ CITY _____ ZIP CODE _____
LENGTH OF TIME: _____ RENT: _____
REASON FOR MOVING: _____
OWNER/MANAGER _____ PHONE # _____
PREVIOUS ADDRESS: _____ CITY _____ ZIP CODE _____
LENGTH OF TIME: _____ RENT: _____
REASON FOR MOVING: _____

EMPLOYMENT INFORMATION

OCCUPATION: _____ EMPLOYER: _____
PHONE #: _____ LENGTH OF TIME: _____
SUPERVISOR: _____ PHONE #: _____
PREVIOUS OCCUPATION: _____ EMPLOYER: _____
PHONE #: _____ LENGTH OF TIME: _____

INCOME INFORMATION

CURRENT GROSS INCOME PER YEAR (BEFORE DEDUCTIONS) \$ _____
SPOUSE'S GROSS INCOME PER YEAR (BEFORE DEDUCTIONS) \$ _____
ALIMONY OR CHILD SUPPORT YOU PAY \$ _____ RECEIVE \$ _____
SAVINGS ACCOUNT BANK: _____
CHECKING ACCOUNT BANK: _____
MAJOR CREDIT CARD: _____

HAVE YOU EVER FILED BANKRUPTCY _____ ARE YOU A SMOKER _____

VEHICLE: MAKE(S) _____ MODEL(S) _____
YEAR(S) _____ PLATE #(S) _____

PERSONAL REFERENCE _____ ADDRESS: _____ PHONE: _____
PERSONAL REFERENCE _____ ADDRESS: _____ PHONE: _____
CONTACT IN EMERGENCY _____ ADDRESS: _____ PHONE: _____

Applicant understands and agrees that Welker Property Management, Inc. reserves the right to run a credit/background check through whatever credit agency they choose. Applicant gives the right to Welker Property Mgt., Inc. to request information from prior landlords.

SIGNATURE: _____ DATE: _____



All snow removal, salting, & de-icing of sidewalks, doorways, & stoops adjacent to each townhouse is the sole responsibility of the Tenant. Absolutely no pets are allowed, with the exception of cats with proper paperwork and fees (for Chase Woods Manor Applicants)



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by "steering" which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by "blockbusting" which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division's offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State's website https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department's office in person, or contact one of the Department's offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



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For more information on Fair Housing Act rights and responsibilities please visit
<https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Craig Welker (print name of Real Estate Salesperson/
Broker) of Welker Property Management, Inc. (print name of Real Estate company, firm or brokerage)

(I)(We) X

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Real Estate Consumer/Seller/Landlord Signature ↓ Date: X

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.