



8304 13th Avenue, Brooklyn, New York 11228

Tel: (718) 680-6442
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RENTAL APPLICATION

Please Fill out this application completely and sign below.

Date: _____

Applicant's Full Name _____ SS# _____

Co-Applicants Full Name _____ SS# _____

Applicant's Phone # _____ Co-Applicant's Phone # _____

Current Address: _____ Previous Address: _____

EMPLOYMENT INFORMATION

Applicant

Employer: _____ Address: _____

Phone #: _____ Supervisor: _____

Position: _____ Start Date: _____

Co-Applicant

Employer: _____ Address: _____

Phone #: _____ Supervisor: _____

Position: _____ Start Date: _____

I/We hereby agree to pay Ben Bay Realty Co. a fee of 1 month for any apartment, co-op, condo or other rental property that I/We rent which I/We became aware of through the work of Ben Bay Realty Co. and its agents working as a Real Estate Broker.

I/We further understand that this fee is 1 month and is due and owing at the time that the apartment is considered to be rented. In other words, once I/We have an agreement with the landlord to rent the apartment, co-op, condo or other rental property, and because of this Ben Bay Realty Co. ceases to show this rental property to other perspective renters, this fee is due Ben Bay Realty Co.

This fee is non-refundable and considered wholly earned for the work and expertise of Ben Bay Realty Co. as a Licensed Real Estate Brokerage. I/We understand that my/our decision to end my/our rental agreement at any point after this fee has been paid is wholly my/our own decision and does not entitle me/us to a refund of all or any part of the fee paid to Ben Bay Realty Co.

I/We understand that by signing below I/We consent to payment of this non-refundable fee of 1 month for any apartment, co-op, condo or other rental property that I/We have rented though Ben Bay Realty Co.

Applicant's Signature: _____ Date: _____

Applicant's Signature: _____ Date: _____

Applicant Information

Number of Rooms: _____

Number of People: _____

Date Needed: _____

Maximum Rent: _____ Flexible (Y/N): _____

Pets: _____

Location/Neighborhood of Apartment: _____

List of Apartments Shown:

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

AUTHORIZATION OF CREDIT CHECK

By signing below I/We hereby authorize Ben Bay Realty Co. of Bay Ridge, LLC to conduct a credit check and verify all of the above information contained in the Rental Application.

Applicant's Signature: _____

Date: _____

Applicant's Signature: _____

Date: _____

INFORMATION DISCLOSURE AUTHORIZATION FORM

Real Property Law Article 12-A states: A consumer may retain a real estate broker to find a suitable apartment. New York State licenses real estate brokers and salespersons. Brokers charge a commission for their services which is usually a stated percentage of the first year's rent. The broker must assist the client in finding and obtaining an apartment before a commission may be charged.

Real Estate Agency with Designated Sales Associates

The tenant and the landlord provide their informed consent in writing, the principals or the real estate broker who represents both parties as a dual agent may designate a sales associate to represent the tenant and another sales associate to represent the landlord. A sales associate works under the supervision of the real estate broker. With the informed consent in writing of the tenant and the landlord, the designated sales associate for the tenant will function as the tenant's agent representing the interests of the tenant.

the designated sales associate for the landlord will function as the landlord's agent representing the interests of the landlord in the negotiations between the tenant and the landlord. A designated sales associate cannot provide the full range of fiduciary duties to the landlord or tenant. The designated sales associate must explain that like the agent under whose supervision they function, they must provide undivided loyalty. A landlord or tenant should carefully consider the possible consequences of this agency relationship with designated sales associates agreeing to such representation.

This form was provided to me by the company named below:

Licensee or Associate of Licensee: _____ (Signature) of _____

Company: _____

The above-named company, which is licensed as a Real Estate Broker is (check one)

- The Landlord's Agent A Dual Agent
- The Tenant's Agent A Dual Agent With Designated Sales Associates
- The Broker's Agent

Dual Agent with Designated Sales Associates is checked:

_____ is appointed to represent the tenant, and

_____ is appointed to represent the landlord in this transaction.

We acknowledge receipt of a copy of this disclosure form:

Signature of Landlord(s) and/or Tenant(s):

for: _____

Date: _____

This form must be copied as a one page, two-sided form.

Disclosure of information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(ii) _____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

(c) _____ Lessee has received copies of all information listed above.

(d) _____ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Lessor	Date	Lessor	Date
Lessee	Date	Lessee	Date
Agent	Date	Agent	Date