

**GATEWAY APARTMENTS II**  
**RENTAL APPLICATION**

Phone: (716) 691-7444

Rev April 30, 2021

***Notice: All persons 18 and over must fill out a rental application***

The lease term is one year and automatically renews unless there is a 60-day notice to vacate. An application is considered incomplete until Landlord has received all documentation outlined in the Application Checklist below. A \$20 non-refundable background check fee per applicant must be submitted for the application to be considered complete and eligible for review. Mail or drop application off at our office located at 9332 Transit Road, Suite B, East Amherst, NY 14051 or email to gatewayapartmentsii@bdvlp.com.

**PLEASE TELL US ABOUT YOURSELF**

**HEAD OF HOUSEHOLD:**

FULL NAME \_\_\_\_\_  
Phone ( ) \_\_\_\_\_  
Social Security No. \_\_\_\_\_  
Driver's Lic. No. & State \_\_\_\_\_  
Date of Birth \_\_\_\_\_  
Email \_\_\_\_\_

**CO-APPLICANT:**

FULL NAME \_\_\_\_\_  
Phone ( ) \_\_\_\_\_  
Social Security No. \_\_\_\_\_  
Driver's Lic. No. & State \_\_\_\_\_  
Date of Birth \_\_\_\_\_  
Email \_\_\_\_\_  
List All Occupants \_\_\_\_\_

**YOUR RESIDENCE HISTORY FOR THE PAST 3 YEARS (Beginning With Most Current)**

**HEAD OF HOUSEHOLD:**

CURRENT ADDRESS \_\_\_\_\_  
Month & Year Moved In \_\_\_\_\_  
Reason for Leaving \_\_\_\_\_  
Owner or Agent \_\_\_\_\_  
Phone ( ) \_\_\_\_\_  
Monthly Payment \$ \_\_\_\_\_

**PREVIOUS ADDRESS (If within 3 years)**

Month & Year Moved In \_\_\_\_\_ Moved Out \_\_\_\_\_  
Reason for Leaving \_\_\_\_\_  
Owner or Agent \_\_\_\_\_  
Phone ( ) \_\_\_\_\_

**CO-APPLICANT:**

CURRENT ADDRESS \_\_\_\_\_  
Month & Year Moved In \_\_\_\_\_  
Reason for Leaving \_\_\_\_\_  
Owner or Agent \_\_\_\_\_  
Phone ( ) \_\_\_\_\_  
Monthly Payment \$ \_\_\_\_\_

**PREVIOUS ADDRESS (If within 3 years)**

Month & Year Moved In \_\_\_\_\_ Moved Out \_\_\_\_\_  
Reason for Leaving \_\_\_\_\_  
Owner or Agent \_\_\_\_\_  
Phone ( ) \_\_\_\_\_

**YOUR EMPLOYMENT INFORMATION**

**HEAD OF HOUSEHOLD:**

YOUR STATUS:  Employed Full-Time  Employed Part-Time  Student  Retired  Not Employed

**CURRENT EMPLOYER (Or Most Recent)** \_\_\_\_\_  
Address \_\_\_\_\_  
Phone ( ) \_\_\_\_\_  
Date(s) Employed / From \_\_\_\_\_ To \_\_\_\_\_

Position \_\_\_\_\_  
Supervisor \_\_\_\_\_ Your Gross Monthly Salary \$ \_\_\_\_\_

**PREVIOUS EMPLOYER** \_\_\_\_\_

Address \_\_\_\_\_  
From \_\_\_\_\_ To \_\_\_\_\_ Position \_\_\_\_\_ Supervisor \_\_\_\_\_

**CO-APPLICANT:**

YOUR STATUS:  Employed Full-Time  Employed Part-Time  Student  Retired  Not Employed

**CURRENT EMPLOYER (Or Most Recent)** \_\_\_\_\_

Address \_\_\_\_\_  
Phone ( ) \_\_\_\_\_  
Date(s) Employed From \_\_\_\_\_ To \_\_\_\_\_  
Position \_\_\_\_\_  
Supervisor \_\_\_\_\_ Your Gross Monthly Salary \$ \_\_\_\_\_

**PREVIOUS EMPLOYER** \_\_\_\_\_

Address \_\_\_\_\_  
From \_\_\_\_\_ To \_\_\_\_\_ Position \_\_\_\_\_ Supervisor \_\_\_\_\_

If there are other sources of income you would like us to consider, please list income, source and person (Banker, Employer, etc.) who we could contact for confirmation. You do NOT have to reveal alimony, child support or spouse's annual income unless you want us to consider it in this application.

Amount \$ \_\_\_\_\_ Source \_\_\_\_\_  
Income Verification Required

**PLEASE LIST YOUR BANK AND CREDIT REFERENCES**

YOUR BANK(S)	City-State/Branch	Telephone
1		
2		
YOUR CREDIT REFERENCES	City-State/Branch	Telephone
1		
2		

**TOTAL NUMBER OF VEHICLES (Including Company Vehicles) Maximum of 1 vehicle per driver**

Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_  
Tag No./State \_\_\_\_\_  
Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_  
Tag No./State \_\_\_\_\_

**HAVE YOU OR CO-APPLICANT EVER:** Been sued for non-payment of rent?  Yes  No  
Been evicted or asked to move out?  Yes  No Broken a Rental Agreement or Lease?  Yes  No  
Been sued for damage to property?  Yes  No Declared Bankruptcy?  Yes  No

How did you hear about our property?  
\_\_\_\_\_

If management has any questions about your application, please give Phone Numbers where you can be located:

Day Phone: \_\_\_\_\_ Night Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Upon acceptance of this application, I will have three (3) business days to submit a NON-REFUNDABLE "Security Deposit" in the amount equal to one month's rent in the form of a check or money order. If I fail to execute a twelve (12) month lease for the above-described premises, within five business days after approval of Lease by Gateway Apartments, the "Security Deposit" will be forfeited as liquidated damages in payment for the agent's time and effort in processing my inquiry and application including making necessary investigation of my credit, character, and reputation.

I hereby apply to lease the above-described premises for the term and upon the conditions above set forth and agree that the rental is to be payable the 1st day of each month. As an inducement to the owner of the property and to the agent to accept this application I warrant that all statements above set forth are true; however, should any statement made above be a misrepresentation or not a true statement of fact the owner or his agent may reject, without stating any reason for so doing, the applicant, thereby waiving any claim for damages by reason of non-acceptance. I hereby deposit a NON-REFUNDABLE background screening fee in the amount of \$20.00 per applicant.

**OFFICE USE ONLY:**

PAYMENT OF \$ \_\_\_\_\_

THIS APPLICATION FORM RECEIVED BY:

NAME \_\_\_\_\_ DATE \_\_\_\_\_

**GATEWAY II APARTMENTS**  
**Resident Screening Criteria**

Thank you for choosing Gateway Apartments II as your new home. We comply with all federal, state and local fair housing laws, and do not discriminate with regard to race, color, religion, national origin, sex, disability, familial status or any other characteristic protected by law. In accordance with the law as well as our company policy, we do not show or offer housing accommodations according to race, color, religion, national origin, sex, disability, familial status of current or prospective residents. Gateway Apartments II welcomes all qualified Residents.

Please read the following instructions carefully as to what you will need when submitting your rental application.

1. **PURPOSE OF THIS DOCUMENT:** We offer the following information so that all applicants will have available to them a detailed statement of the rental qualifying policies of Gateway Apartments II.
2. **THE BACKGROUND SCREENING FEE IS NON-REFUNDABLE:** The background screening fee of twenty dollars (\$20.00) per applicant is non-refundable. There are no exceptions, it is important that you review this document carefully before applying, making certain that, to the best of your knowledge, you meet the rental qualifications stated.
3. **MAXIMUM NUMBER OF RESIDENTS IN AN APARTMENT:** A maximum of four people in a two-bedroom apartment and a maximum of two people in a one-bedroom apartment.
4. **INCOME:** The applicant is required to provide as proof, one of the following: two current pay stubs, most current Federal Income Tax Return, and/or other proof deemed acceptable by Gateway Apartments II. Allowances from parents, scholarships, study subsidies and/or other inconsistent income such as commissions or tips and unemployment will not be considered as verifiable income. Alimony and/or child support will be considered verifiable income provided such alimony and/or child support is pursuant to a Court Order.
5. **SELF-EMPLOYMENT / RETIREMENT:** If the applicant is self-employed or retired, the applicant must provide proof of income and/or the ability to pay rent for the term of the lease by furnishing copies of federal income tax returns filed for the past two years, or a current certified financial statement, and/or photocopies of the applicant's three most recent bank statements.
6. **CREDIT HISTORY:** An extensive, negative history is grounds for further review of the application.
7. **RENTAL HISTORY:** Any negative rental history is grounds for further review of the application. Negative rental history includes but is not limited to the following:
  - a) Any breach of a lease agreement unless the applicant can provide documentation of proven negligence on the part of the management and/or owner of the property. This documentation must be acceptable to the management of Gateway Apartments II.
  - b) In the past 12-month period, no more than 2 rental payments and/or any rental-related debt-including payments agreements and judgments – shown as late pays or NSF (insufficient funds) checks.
  - c) Any other objective evidence of negative rental history, such as excessive damage to premises or numerous noise complaints.
8. **VEHICLES:** One vehicle per person per apartment home can park in the parking areas. No recreational or all-terrain vehicles, boats, buses, campers, motor homes, multi-axle trucks, or vans or vehicles with company lettering will be allowed to be parked on the premises.
9. **PETS:** Pets kept on Premises by tenant must first be approved by Management in writing. Tenants harboring of any pet or animal on Premises which are not authorized will constitute a violation of the lease agreement Tenant(s) acknowledge that keeping a pet on leased Premises is a privilege and not a right. The Pet Agreement may be canceled at any time by Landlord/Management in the event of any violation. Cancellation of the Pet Agreement requires removal of any unauthorized pet or animal within 72 hours. In any event, Tenant is still responsible for the Lease in its entirety. Pets must be less than twenty-five pounds, spayed or neutered and have proof of vaccination. An additional nonrefundable deposit is required, and an additional rent will be charged each month. Visiting pets are not authorized on Premises.

By signing below, the applicant understands the Resident Screening Criteria and also recognizes that the Landlord or his agent may investigate the credit background of the applicant, obtain income verification from employer, contact present or previous landlord(s) for references, and that a full disclosure of facts may be made to landlord.

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Manager/Agent's Signature: \_\_\_\_\_

Date: \_\_\_\_\_



***GATEWAY II APARTMENTS***  
***Application Checklist***

For your application to be processed, the following items must be completed:

1. Complete all requested information on the application.
2. Provide proof of income and/or assets consistent with the resident selection criteria (2 paystubs, tax return, etc.). Monthly gross income of the applicants must be equal to or exceed three (3) times the monthly rent for the unit. If more than one applicant, your income can be combined.
3. Pay \$20 per applicant over 18 years of age for a non-refundable background check fee. We will provide you with a copy of the background check/credit report upon your request.
4. All checks should be made out to "BVG Reality of Florida LLC".
5. Return your application and background check fee to:

BVG Reality of Florida LLC  
9332 Transit Road, Suite B  
East Amherst, NY 14051  
Tel: 716.691.7444  
Fax: 716.691.7557  
[www.bdvlp.com](http://www.bdvlp.com)

Thank you for your interest in the Gateway II Apartments located at 4989 Genesee Street, Cheektowaga, NY 14225. If you have any questions, please feel free to call our office at the number listed above.