



Qualification Standards for Prospective

Dear potential resident,

Thank you for taking the time to inquire about our properties in the Burling Triangle. Our brand-new transit-oriented neighborhood is ideally located by the train station in downtown New Rochelle. By offering quality luxurious residences at competitive prices our communities offer more value for your dollar than comparable properties.

Each apartment boasts dramatic high ceilings, hardwood floors, expansive kitchens, granite counters, stainless appliances and in-unit laundry centers and amenities for tenant enjoyment. It is truly a wonderful place to live and grow.

LEASING FEES

Application fee:	\$20 (non-refundable) per apartment. Checks are payable directly to the individual property.
Lease terms:	Minimum of twelve (12) month lease. No short-term leases are considered.
Security deposit:	One (1) month's rent.
Move-in security deposit:	If tenant is not using an insured moving company a \$500 security deposit will be required. It will be returned if no damage or clean-up is needed.
Utilities:	Residents are responsible for their individual Con Edison meter. <i>NO HIDDEN FEES...no amenity fee, no trash fee, no water fee, no sewage fee.</i>

FAIR HOUSING

Each property complies with the Federal Fair Housing Act. Each property does not discriminate based on race, color, religion, national origin, sex, familial status or disability, or any other basis protected by applicable state, Federal or local fair housing laws.

APPLICATIONS

To be considered for approval, all adults must fully complete a rental application. Applications containing untrue, incorrect, or misleading information will be declined. All applicants must be eighteen (18) years of age or older. All applications are subject to approval through an outside Application Processing Agency. All information obtained is kept confidential and a copy of our privacy policy is available to you upon request. Each application is evaluated with a scoring method that weighs the indicators of future rent payment performance. The score is based on statistical analysis of prior renters' indicators and subsequent payment performance. Based on the score, we may choose to accept or decline an applicant, or seek additional requirements for approving the lease. Approval, approval with additional deposit and denial are based on a review of the following criteria:

HOUSEHOLD INFORMATION

All prospective tenants must provide proof of identity and current residence. In addition, any tenants seeking access to handicap accessible parking and/or handicap accessible units must provide documentation verifying the disability.

- Valid State or Federal Identification for all adult household members, i.e., Birth Certificate, Driver's License, Non-Drivers ID, Military ID, etc. Expired documents are NOT considered valid.
- Proof of current address (landlord letter or lease).

INCOME REQUIREMENTS

Gross monthly household income must be verifiable and sufficient to cover 3x the monthly rent and other typical household obligations.

CREDIT HISTORY

Credit reports will be run on each applicant and will be considered in the overall credit worthiness of the application. A complete credit history from a credit bureau is required. Unsatisfactory credit history may disqualify an applicant from renting an apartment at this community. An unsatisfactory credit report is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. Applicants that meet all other qualifying criteria but do not have credit may be required to pay an increased deposit.

RENT/MORTGAGE PAYMENT HISTORY

Any applicant with an eviction or an applicant that owes monies to another property(s) or property management company(s) will be automatically declined. In addition, any applicant with any legal proceedings, judgments, evictions and late payments may result in a declined application.

EMPLOYMENT HISTORY

Applicant must be employed or provide proof of income. Each applicant must provide written proof of income:

- Two (2) most recent check stubs.
- Two (2) most recent bank account statements.
- Two (2) most recent W2s.



ELD Properties

11, 32 & 48 Burling Lane, New Rochelle, NY 10801 Jaime@ELDproperties.com Ofc: (914)636-6070 Cell: (914)886-5180



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CRIMINAL HISTORY

Criminal history will be checked. Any applicant whose criminal history cannot be verified will be automatically declined. Any applicant with a record of a violent crime(s) will be automatically declined. This includes any applicant with a violent crime(s) felony conviction, deferred adjudication of a felony violent crime(s), or who has been charged with a violent crime(s) felony. This also includes any terrorism related convictions or charges.

Applicants with a record of a non-violent felony or felonies that have occurred within the past ten (10) years will not be accepted. This includes any applicant with a non-violent felony or felonies conviction, deferred adjudication of a non-violent felony or felonies, or who has been charged with a non-violent felony or felonies.

Misdemeanors against persons or property, including prostitution and/or drugs, which have occurred within the past five (5) years, will not be accepted. This includes misdemeanor(s) conviction, deferred adjudication of a misdemeanor(s), or an applicant who has been charged with a misdemeanor(s).

Any person convicted for crimes of a sexual nature, designated as a sexual predator/offender, or under consideration by any court for being declared a sexual predator/offender will not be accepted.

ROOMATES

Each resident and/or Guarantor is jointly and severally (fully) responsible for the entire rental payment as well as all community rules and policies. Management will not refund any part of the security deposit until the apartment is vacated by all leaseholders.

OCCUPANCY GUIDELINES

Absent of any more stringent state, city, or local ordinance, the standard occupancy guidelines will be a maximum of two (2) adult residents per bedroom or studio. An occupant will be considered a resident and must be listed on the lease agreement if they reside at the premises more than 25% of the time.

ANIMAL REQUIREMENTS

Pets, including dogs and cats, are permitted with management permission. Animals must be at least six (6) months of age and must have proof of current vaccinations, proof of weight when full grown, and breed documentation. A maximum of one (1) pets are allowed per unit and each applicant must provide a photograph of each pet. When a pet is acquired, residents must pay a non-refundable \$300 one-time pet fee and a monthly charge per pet. A \$1,000 fee will be charged for each unregistered pet. Aggressive pets will not be accepted. Other Prohibited Animals – Rodents, ferrets and reptiles.

QUALIFICATION CHECKLIST FOR PROSPECTIVE TENANTS

- Completed and signed Residential Rental Application for each adult.
- Non-refundable application fee of \$20.
- Copy of a valid State or Federal identification for all adult household members, i.e., Birth Certificate, NYS Driver's License, Non-Drivers ID, Military ID, etc. Expired documents are NOT considered valid.
- If you claim a disability on your application and seek access to handicap accessible parking, you must provide a notarized doctor's note verifying the disability. If applicable, please provide a copy of your registered handicap parking pass.
- Two (2) most recent check stubs.
- Two (2) most recent consecutive bank account statements.
- Two (2) most recent W2s.



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Qualification Standards for Prospective

PROPERTY:
COMPANY:
LOCATION:



THE HAMMEL
Equity Land Developers, LLC
32 Burling Lane, New Rochelle, NY 10801

THE HAMMEL II
ELD Property Management, LLC
48 Burling Lane, New Rochelle, NY 10801

RENTAL RATES

LAYOUT	BEDROOMS	BATHROOMS	EST SQ FT	STARTING AT
ACORN	1	1	950	2,700
BIRCH	1	1	900	2,600
CEDAR	1	1	875	2,600
CYPRESS	1	1	800	2,550
ELM	1	1	900	2,550
HICKORY	1	1	875	2,600
HOLLY	1	1	900	2,600
JUNIPER	1	1	975	2,700
CHESTNUT	2	2	1,375	3,300
EAST OAK	2	2	1,375	3,200
MAPLE	2	2	1,100	2,900
MOHAGONY	2	2	1,350	3,300
PINE	2	2	1,100	3,000
SPRUCE	2	2	1,100	2,900
WEST OAK	2	2	1,350	3,200
WILLOW	2	2	1,100	3,000

OPTIONAL ADD ONS:

DESCRIPTION	RATE
PARKING SPACE	175
INDOOR STORAGE BIN	75
ONE-TIME PET CHARGE (non-refundable)	300
MONTHLY PET PREMIUM	50



"I love it here"
TheHammel.com
Next availability July



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PROPERTY: NEWRO STUDIOS
COMPANY: The Residence NR LLC
LOCATION: 11 Burling Lane, New Rochelle, NY 10801



"Spectacular"

NewRoStudios.com



RENTAL RATES

LAYOUT	LIVING SPACE SQ. FT	TERRACE SQ. FT	TOTAL SF	RATE
ALABASTER	516	0	516	2,000
ALABASTER w/ TERRACE	516	139	655	2,150
AMETHYST	516	0	516	1,800
AMETHYST w/ TERRACE	516	139	655	2,100
COBALT	663	0	663	1,800
COBALT w/ TERRACE	663	129	792	2,100
JADE	779	NA	779	2,350
MAGENTA	690	NA	690	2,300
ONYX	530	290	820	2,300
SAGE	580	200	780	2,300
SANDSTONE	667	230	897	2,350
VIOLET	572	277	849	2,250

OPTIONAL ADD ONS:

DESCRIPTION	RATE
PARKING SPACE @ NEWRO	200
ART & MUSICIAN STUDIO	150
ARTIST LOCKERS	25
ONE-TIME PET CHARGE (non-refundable)	300
MONTHLY PET PREMIUM	50



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