



# QUALIFICATION STANDARDS

JULY 2024

Dear potential resident,

Thank you for taking the time to inquire about our award-winning properties at [NewRochelleApartments.com](http://NewRochelleApartments.com). Our brand-new transit-oriented neighborhood is ideally located by the train station in Downtown New Rochelle, NY. 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, in-unit laundry centers and amenities for tenant enjoyment. Each community provides exceptional amenities and places to congregate and enjoy. 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.  
***NO HIDDEN FEES...No amenity fee, no trash fee, no water fee, no sewage fee.***

## 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.



**NewRochelleApartments.com**

32 Burling Lane, New Rochelle, NY 10801 Tony@NewRochelleApartments.com Ofc: (914)636-6070 Cell: (914)522-2320



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## 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.
- Most recent W2s.

## 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.

## ROOMMATES

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 have proof of current vaccinations, proof of weight when full grown, and breed documentation. A maximum of one (1) pet is 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 Rental Application for each adult.
- Non-refundable application fee of \$20 per adult.
- 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.
- Most recent W2s.





# QUALIFICATION STANDARDS



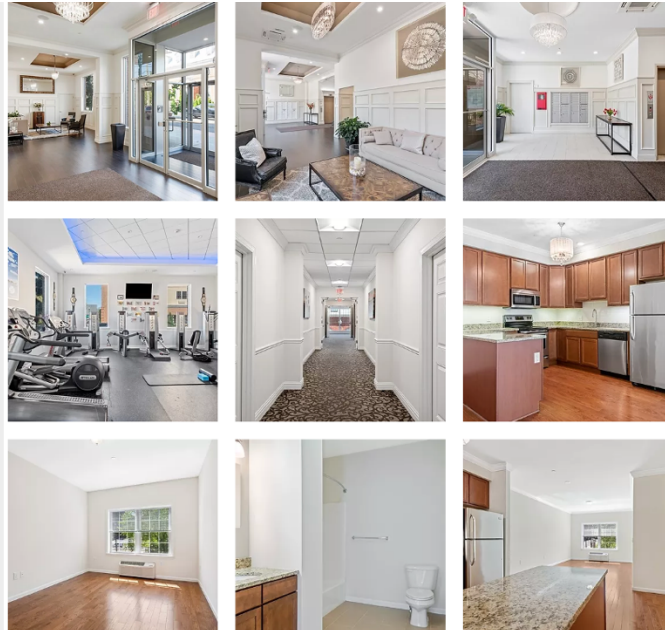
## The Hammel I & II

32 & 48 Burling Lane, New Rochelle, NY

The Hammel is a pair of award-winning boutique luxury rental communities. From the moment you enter the warm, inviting lobbies you'll feel immediately at home. This value conscious development features elegant design and premium amenities, including a bark park, fitness center, garage parking, bicycle parking, and on-site storage. The Hammel also features 24-hour surveillance and a virtual concierge system.



SCAN ME



### RENTAL RATES

LAYOUT	BEDROOMS	BATHROOMS	EST SQ. FT.	STARTING AT
ACORN	1	1	950	2,900
BIRCH	1	1	900	2,800
CEDAR	1	1	875	2,800
CYPRESS	1	1	800	2,800
ELM	1	1	900	2,800
HICKORY	1	1	875	2,800
HOLLY	1	1	900	2,800
JUNIPER	1	1	975	3,000
CHESTNUT	2	2	1,375	3,500
EAST OAK	2	2	1,375	3,500
MAPLE	2	2	1,100	3,200
MOHAGONY	2	2	1,350	3,500
PINE	2	2	1,100	3,200
SPRUCE	2	2	1,100	3,200
WEST OAK	2	2	1,350	3,500
WILLOW	2	2	1,100	3,200

### OPTIONAL ADD ONS

DESCRIPTION	RATE
PARKING FEE	200
INDOOR STORAGE BIN	100
ONE-TIME PET CHARGE (non-refundable)	300
MONTHLY PET PREMIUM	50
AMENITY FEE	INCL
WATER FEE	INCL
GARBAGE FEE	INCL
SEWER FEE	INCL



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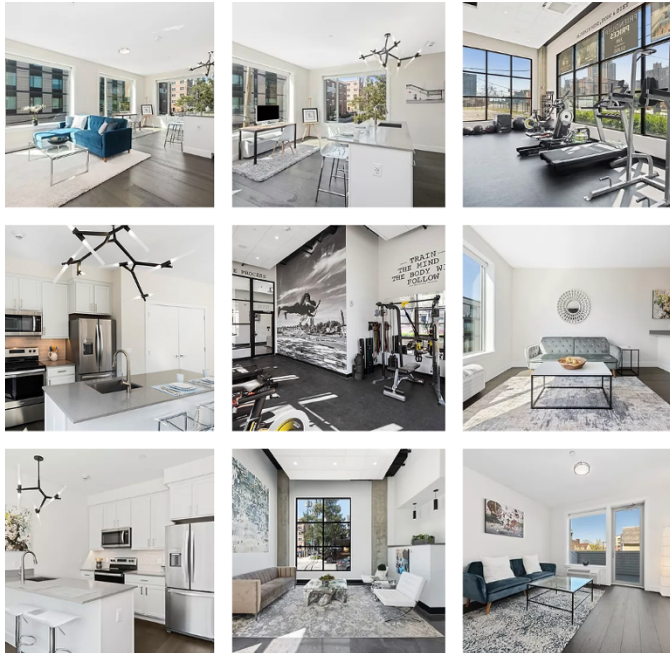
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# QUALIFICATION STANDARDS



## NewRo Studios

11 Burling Lane, New Rochelle, NY

NewRo Studios is a new luxury rental community that was designed to bring the best of NYC living to the suburbs. It offers a full suite of amenities including a fitness center, rooftop lounge, music studio, art studio, and an art gallery that features local artists. Light-filled studio apartments feature chef styled kitchens, quartz countertops, stainless steel appliances, LED anti-fog bathroom mirrors, and in-unit washer/dryers. Select units offer walk-in closets and private terraces.



SCAN ME

### RENTAL RATES

LAYOUT	LIVING SPACE SQ FT	TERRACE SQ FT	TOTAL SF	RATE
ALABASTER	516	0	516	2,250
ALABASTER w/ TERRACE	516	139	655	2,300
AMETHYST	516	0	516	2,200
AMETHYST w/ TERRACE	516	139	655	2,250
COBALT	663	0	663	2,200
COBALT w/ TERRACE	663	129	792	2,250
JADE	779	NA	779	2,600
MAGENTA	690	NA	690	2,600
ONYX	530	290	820	2,600
SAGE	580	200	780	2,600
SANDSTONE	667	230	897	2,600
VIOLET	572	277	849	2,600

### OPTIONAL ADD ONS

DESCRIPTION	RATE
PARKING FEE	200
ONE-TIME PET CHARGE (non-refundable)	300
MONTHLY PET PREMIUM	50
AMENITY FEE	INCL
WATER FEE	INCL
GARBAGE FEE	INCL
SEWER FEE	INCL



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# QUALIFICATION STANDARDS



**THE GRAND**  
57 Grand St, New Rochelle, NY

The Grand is a modern contemporary oasis that provides a luxury hotel-like lifestyle for 70 residents & their guests. This elegant building features a ground-floor entertainment center, fireplace, rooftop lounge and a state-of-the-art on demand fitness center. Reserve your apartment today for late Summer '23 residency.



SCAN ME

## RENTAL RATES

LAYOUT	BR	LIVING SPACE SQ FT	TERRACE SQ FT	TOTAL SF	RATE
ASPEN	1	864-936	120	984-1056	3,125-3,225
BORDEAUX	1	1020	138-420	1158-1440	3,350-3,500
CAPRI	1	968	NA	968	3,100-3,200
CAPRI W/TERRACE	1	968	420	1388	3,400
CATALINA	1	850	NA	850	3,000-3,100
CHELSEA	0	553-695	NA	792	2,300-2400
CHELSEA W/TERRACE	0	553-695	78-234	611-875	2,400-2,500
HAMPTON	1	825	NA	825	3,000-3,100
LAGUNA	1	890	NA	890	3,000-3,100
VENICE W/TERRACE	1.5	1340	75	1415	3,850-3,950

## OPTIONAL ADD ONS

DESCRIPTION	RATE
PARKING FEE	200
ONE-TIME PET CHARGE (non-refundable)	300
MONTHLY PET PREMIUM	50
AMENTITY FEE	INCL
WATER FEE	INCL
GARBAGE FEE	INCL
SEWER FEE	INCL



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