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HELPFUL INFORMATION FOR TRICIA MEADOWS HOME BUYERS

1. When you purchase a home in Tricia Meadows, you are leasing the land.
Land rental fees range from \$507.80 to \$602.35 per month.

2. Mount Laurel Township requires a monthly licensing fee of \$12.50 per home in addition to the monthly lot rent. Therefore:

\$495.30 lot rent + \$12.50 Twp. Fee = \$507.80/month.

3. Since the land is leased, the homeowner does not pay real estate taxes.

4. As a homeowner in Tricia Meadows, you are entitled to the use of all recreation facilities. These include the swimming pool, billiards room, lake, and the use of the clubhouse for private parties.

5. The homeowner is responsible for all utilities:

Water & Sewer monthly to the Mt. Laurel MUA

Electric & Gas serviced by PSE&G and/or oil delivery to company of your choice.

6. Maintenance of the lot, including grass cutting, weeding, tree or shrub trimming and snow removal of walkways and parking pads is the responsibility of the homeowner.

7. Home financing requires 10% - 20% minimum down payment and can be financed for up to 25 yrs.

8. To purchase a home, a lot rent application and criminal history form must be completed by all occupants of the home over 18 years of age and submitted along with the following checks:

\$50.00 – **Davis Enterprises** for each adult
Non-Refundable Application Fee

\$100.00 – **Tricia Meadows, Inc.**
Refundable – Partial Security Deposit cashed on the day of closing.

6% Deposit of Sale Price – **Tricia Meadows, Inc.**
Collected at signing of Purchase Agreement (after application approval)

*Proof of income is required with all applications (i.e. – Social Security Statements, Pension Statements, W-2 Forms, Tax Returns, Pay Stubs and/or Bank Statements).

LOT RENTS QUOTED ARE SUBJECT TO CHANGE

STATEMENT OF RENTAL POLICY

1. **We are an equal opportunity housing provider.** We fully comply with the federal Fair Housing Act. Tricia Meadows is governed by the Mount Laurel II decision. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local fair housing laws.
2. **Occupancy guidelines.** Tricia Meadows adheres to the following standards for occupancy as set forth by the COAH rules of the Township of Mount Laurel and the Mount Laurel II decision:
 1. A maximum of 2 persons per bedroom.
 2. Children of same sex in same bedroom.
 3. Children not in same bedroom with parents.
3. **Application process.** We evaluate every application in the following manner. You must submit a rental application and answer ALL questions on the form. You must pay a non-refundable application fee. We will then request a credit report as well as a criminal background check through TransUnion. Employment and previous rental information (if any) will also be verified. If you meet our criteria, your application will be approved.
4. **Rental criteria.** To qualify for a lot rental, you must meet the following criteria:
 - a) **INCOME:** Your monthly income must be at least three times the monthly housing expense*. You must be able to prove at least one year of employment immediately preceding the date of your application. If you are unemployed, you must provide proof of an adequate income source. Your income to debt ratio is also taken into consideration.
***the term "rent" includes lot rent, license fee, water/sewer, and loan payment.**
 - b) **RENTAL HISTORY:** If you do not own your home, you must have satisfactory rental references from at least two prior landlords. If you have ever been evicted or sued for any lease violation, we will reject your application.
 - c) **CREDIT HISTORY:** Your credit record must be satisfactory for at least ten (10) years. You will be rejected if your credit report indicates any negatives (indicating a poor record of payment) a bankruptcy or a public record. If you like to check your credit on line you can. You are entitled to one free credit report per year. Just go to www.annualcreditreport.com and click on TransUnion, which is who we use. You will know if you qualify. A spouse, husband or wife; income and credit are considered as one.
 - d) **CRIMINAL HISTORY:** If you have ever been convicted of a felony, we will reject your application. If you have been convicted of a misdemeanor involving dishonesty or violence within the past ten years, we will reject your application.
 - e) **GUARANTORS:** If you have an unacceptable credit or rental payment history, guarantors or co-signers are not accepted. In the case of new employment, a co-signer will be accepted and required for a period of one year. A guarantor must meet all of our policy requirements to be accepted. In order to be approved, the guarantor must live in the State of New Jersey.
 - f) **OCCUPANTS:** A person occupying home with lessee but not a leaseholder is required to complete an application and pay \$50.00 for a criminal background check. In the event this criminal background check discloses a criminal history, the person will not be permitted to reside at Tricia Meadows.

Amended 9/02
Revised 4/4/05
Revised 10/10/06
Revised 4/18/08
Revised 11/11



DL# _____
DL# _____

Date _____ Street Address: _____
Occupancy Date: _____
Lease Term: _____
Monthly Rent: _____ Security Deposit: _____
Type of Home: _____

Name of Applicant _____ Age _____
(Phone) _____
Address _____
(Street) (City) (State) (Soc. Sec. #)

E-Mail Address: _____@_____ .com

Number of: Adults _____ Children _____ Ages _____ Sex _____ / Age _____ Sex _____ Cars _____
(License #) (Make)

Number of: Pets _____ Cat _____ Dog _____ Other _____ License # _____

Applicant Employed by _____
For Office Use Only \$ _____ /mo.- _____ /yr.

Address _____
(Street) (City) (State)

Position Held _____ How Long _____

Applicant Employed by _____
For Office Use Only \$ _____ /mo.- _____ /yr.

Address _____
(Street) (City) (State)

Position Held _____ How Long _____

Credit References: (charge accounts, etc.)

(Name) (Street) (City) (State)

(Name) (Street) (City) (State)

Bank _____
(Name) (Street) (City) (State)

1. It is understood the applicant cannot take possession until the application is accepted by the owner, and the first month's rent and security deposit are paid.
2. Tricia Meadows, Inc. assumes no responsibility to the applicant for delay in giving possession of the lot, except the applicant will be credited upon the rent to accrue.
3. To verify the above statement, I hereby direct the credit references to give any requested information concerning me, hereby waiving all right of action for consequences as a result of such information.
4. When a lease is signed between the applicant(s) and Tricia Meadows, Inc., this application shall become part of said lease.
5. Have you ever been convicted of a felony, _____/_____. If yes, explain _____
6. Have you ever been convicted of a misdemeanor involving dishonesty or violence within the past ten years _____/_____. If yes, explain _____
7. The applicant(s) warrant that the above statements are true to the best of his knowledge.

APPLICANT'S SIGNATURE _____ AMOUNT OF DEPOSIT \$ _____

PLEASE USE BLUE INK FOR ALL FORMS



GENERAL INFORMATION RELEASE FORM

Complex: TRICIA MEADOWS

Landlord's Name: DAVIS COMMUNITIES

Applicant's Name: _____

SS #: _____ DOB: _____

Present Address: _____

Previous Address: _____

I hereby authorize Landlord to obtain information it deems desirable in the processing of my application, including credit reports, civil or criminal actions; rental history, employment/salary details, police and vehicle records, and any other relevant information. I release Landlord, its employees and agents from liability for any damage whatsoever incurred in furnishing or obtaining such information.

I agree to pay to the Landlord, a non-refundable credit application fee as the agreed compensation for the credit investigation, processing and verification of application and any other expenses deemed necessary.

The applicant hereby waives any claim for damages by reason of non-acceptance of this credit application, which the Landlord or his agent may reject.

Landlord is a member of the First American Registry, Inc.

Signature: _____ Date: _____

Print Name: _____

Rental Manager's Signature: _____ Date: _____

EMPLOYMENT VERIFICATION

_____ has an application in process for residency at Tricia Meadows, Mount Laurel, New Jersey. We would appreciate your cooperation in determining whether the above-mentioned individual will meet our qualifying criteria.

Please complete this form and return to the Tricia Meadows Office **Mail:** 27 Patricia Lane, Mount Laurel, NJ 08054, **E-Mail:** triciameadows@davisenterprises.com or **Fax:** 856-234-7675. Any information you can provide will be appreciated.

Please provide the following information on:

Name: _____

Social Security #: _____

Job Position: _____

Start Date: _____

Salary: _____

Pay Periods: _____

Commissions: _____

Bonuses: _____

Authorized Signature: _____

(Personnel/Human Resources)

Company Name: _____

I authorize release of this information:

Applicant's Signature

Date



ADDRESS VERIFICATION

We would appreciate the following information on:

Name of Complex/Landlord: _____

How long rented from you? _____

What was lease expiration date? _____

Have you received proper notice to vacate?	_____	_____
	Yes	No

Is rent paid on time?	_____	_____
	Yes	No

Would you rent to this tenant again?	_____	_____
	Yes	No

Comments:

Please fax this information to Jamie Mason at Tricia Meadows, Mount Laurel, NJ, Fax# (856) 234-7675 or call the Tricia Meadows Office at (856) 866-1331.

Thank you for your cooperation and time.

Very truly yours,
DAVIS COMMUNITIES/
TRICIA MEADOWS

Applicant/Authorization
To Release Information

Jamie Mason

APPLICANT'S SIGNATURE

LANDLORD/MANAGER'S SIGNATURE

DATE