

Welcome to

Rose Meadows

2 bedroom,
1-1/2 baths
rental townhomes
with garage

End unit: \$2,850
plus utilities

Inner unit: \$2,750
plus utilities

**Units
available for
immediate
occupancy!**

CONTACT SHELLEY
JACKSON



Phone: 603-493-5422

Email: sjackson@stablecompanies.com



Rose Meadows offers two bedroom, 1 ½ bathroom townhouse rentals with spacious floorplans plus a full basement, front and back decks.

- ◆ 24-hour emergency maintenance
- ◆ Private entrances
- ◆ Well-designed, bright spaces with large windows for lots of natural daylight
- ◆ Professional trash removal services, landscaping and snow removal
- ◆ Garage parking as well as uncovered parking spaces
- ◆ Pet friendly (with restrictions)
- ◆ Smoke-free community
- ◆ Stainless steel appliances and granite countertops
- ◆ Vinyl plank flooring
- ◆ Full basements with bulkheads (unfinished)
- ◆ Lots of closet space
- ◆ Pantries in the kitchens
- ◆ Washer and dryer hookups
- ◆ Central air-conditioning
- ◆ Natural gas heat
- ◆ Window blinds provided

 **Stabile Property
Management, Inc.**

Price subject to change without notice.



New Application Information

- Application Fee:** \$50 per person per adult applicant (18 years of age and older)
Non-refundable
Payable by personal check
Check payable to **255 Derry Road, LLC**
- Reservation Deposit:** \$500 reservation deposit is required within three days after your application is approved.
Payable by certified bank check or money order
Check made payable to **255 Derry Road, LLC**
This fee is non-refundable if application is cancelled
Will be applied to your security deposit that is due at lease signing
- Security Deposit:** The remainder of the security deposit is due at lease signing
Payable by certified bank check or money order
Check made payable to **255 Derry Road, LLC**
- First Month's Rent:** First month's rent is due at lease signing
Payable by certified bank check or money order
Check made payable to **255 Derry Road, LLC**
Future rental payments can be made with a personal check
- One-Time Pet Fee:** If applicable, there is a one-time pet fee due at lease signing.
One-time pet fee - \$250
Non-refundable
This can be combined with your first month's rent or paid separately.
- Pet Rent:** \$50 per month per pet
Non-refundable

The security deposit check and first month's rent **cannot** be combined on one check.
Cash and credit cards are **not** accepted as a method of payment.

Shelley Jackson, Leasing Manager
Phone: 603-889-0318 x415
Email: sjackson@stablecompanies.com



Lease Qualifying Procedures

All prospective residents will be required to:

- Complete a rental application for any occupant who will reside in the home over the age of 18. Only a criminal check will be run for any children over the age of 18 residing in the home unless listed as a leaseholder, then a credit check will also be run.
- There is a \$50 non-refundable application fee per person, 18 or older.
- Applicant(s) will be required to provide a deposit of \$500 to hold the unit, which will be applied to the security deposit upon satisfactory credit verification.
- Provide a photo ID for all occupants 18 and older.
- Sign the Release of Information Section of the application allowing the Lessor to gather information on rent, employment and credit history.
- **Meet the following qualification standards to include, but not limited to:**

Income:

The total combined gross monthly income must be at least three (3) times the amount of monthly rent.

Employment:

Prospect must have verifiable employment or a verifiable source of income. Proof of such employment/income includes, but is not limited to: two (2) most recent consecutive pay stubs, offer letter from employer or tax return from previous year.

Credit:

Any applicant over the age of 18 that will be listed as a leaseholder will be required to provide a credit report. Any real estate and/or related debt is grounds for denial. Any foreclosure listing will be grounds for denial. A bankruptcy must be discharged at least one (1) year prior to application and there must be no negative accounts from thereafter.

Rental History:

Prospective residents must have verifiable residency for the past twenty-four (24) months. Previous payment history will be reviewed. Negative rental history will not be accepted. Negative rental history is described as, but not limited to, any damages owed, and/or evictions filed within the past eighty-four (84) months/seven (7) years.

Criminal/Background Check:

A criminal/background check will be run for all applicants over the age of 18 who will be residing in the home.

Reasons for denial include, but are not limited to: falsified information, poor credit history, poor employment history, poor rental history (including reports of disturbances, damage, illegal activity, failure to give proper vacating notice, failure to pay rent in a timely manner) and failure to meet income requirements.

If you have any questions, please contact:
Shelley Jackson, Leasing Manager
Phone: 603-889-0318 x415
Email: sjackson@stablecompanies.com



255 Derry Road, LLC (Rose Meadows)
 c/o Stabile Property Management, Inc
 20 Cotton Road, Suite 200
 Nashua, NH 03063
 603-889-0318 x415
 Fax: 603-595-2571

Rental Application

Move - in Date: _____
 Townhouse Number: _____
 Rent: \$ _____ Pet Fee \$ _____
 Approved Y N

Date of Application:

Type and Size of Apartment Wanted (No. of Bedrooms, etc.)

How did you hear about Rose Meadows?

PERSONAL INFORMATION

Applicants Full Name: _____ **Date of Birth:** _____
Social Security Number: - - _____ **Driver's Lic. #** _____
E-Mail Address: _____ **Primary Phone #: ()** _____

Co-Applicant Full Name: _____ **Date of Birth:** _____
Social Security Number: - - _____ **Relationship:** _____
E-Mail Address: _____ **Co-App. Phone #: ()** _____

Full Names of All Other Residents	Relationship to You	Date of Birth

How Many Pets do you or other applicants own?

Kind _____ **Breed** _____ **Weight** _____ **Age** _____

RESIDENCY HISTORY

Present Address _____ **Town:** _____ **Zip Code:** _____
 I have lived at this address from (mm/dd/yy) _____ To: (mm/dd/yy) _____
Present Landlord/Mortgage Company Name: _____ **Telephone:** _____
Monthly Rent/Payment _____ **Reason for Moving** _____
Previous Address: _____ **Town:** _____ **Zip Code** _____
 I lived at this address from (mm/dd/yy) _____ To: (mm/dd/yy) _____
Previous Landlord/Mortgage Co: _____ **Telephone:** _____
Monthly Rent/Payment _____ **Reason for Moving** _____

Co-Applicant

Present Address _____ **Town:** _____ **Zip Code:** _____
 I have lived at this address from (mm/dd/yy) _____ To: (mm/dd/yy) _____
Present Landlord/Mortgage Company Name: _____ **Telephone** _____
Monthly Rent/Payment _____ **Reason for Moving** _____
Previous Address: _____ **Town:** _____ **Zip Code** _____
 I lived at this address from (mm/dd/yy) _____ To: (mm/dd/yy) _____
Previous Landlord/Mortgage Co: _____ **Telephone:** _____
Monthly Rent/Payment _____ **Reason for Moving** _____

EMPLOYMENT INFORMATION

Present Employer: _____ **Dates:** _____
Employer's Address: _____ **Supervisor:** _____ **Phone:** _____
Position: _____ **Gross Monthly Salary:** _____
Previous Employer: _____ **Dates:** _____
Employer's Address: _____ **Supervisor:** _____ **Phone:** _____
Position: _____ **Gross Monthly Salary:** _____

Co-Applicant						
Present Employer:					Dates:	
Employer's Address:			Supervisor:		Phone:	
Position:			Gross Monthly Salary:			
Previous Employer:					Dates:	
Employer's Address:			Supervisor:		Phone:	
Position:			Gross Monthly Salary:			
Total Gross Monthly Household Income:						
If there are other sources of income you would like us to consider, please list income sources and person who we could contact for confirmation. You do not have to reveal alimony, child support or spouses annual income unless you want us to consider it in this application.						
Amount		Per	Source		Telephone:	
Amount		Per	Source		Telephone:	
Comments:						
Have you or Co-Applicant Ever:	(Circle one)					
Been sued for non-payment of rent?	Yes	No	Broken a Rental Agreement?	Yes	No	
Been evicted or asked to move out?	Yes	No	Declared bankruptcy?	Yes	No	
Been sued for damage to a rental property?	Yes	No				
OTHER INFORMATION						
Total Number of Vehicles (Including Company Vehicles)						
Make/Model		Year	Color		Tag # & State	
Make/Model		Year	Color		Tag # & State	
Other Cars, Motorcycles, etc.						
In Case of Emergency, Notify:					Relationship:	
Address:				Primary Phone		
<i>I hereby make application for an apartment and certify that this information is correct. I authorize you to contact any references that I have listed. I also authorize you to obtain my consumer credit report from your credit reporting agency, which will appear as an inquiry on my file.</i>						
Applicant's Signature					Date:	
Co-Applicant's Signature					Date:	

FOR OFFICE USE ONLY - DO NOT WRITE BELOW						
Date Application Received:				Received by:		
Record of Payments Received:				Special Instructions For Move-In		
	Date	Amount	Rec'd By			
Application Fee						
\$500 Deposit						
Sec. Dep. Balance						
First Months' Rent						
Pet Fee (if applicable)						



Criminal Verification

Have you been convicted of a felony? Yes No

If yes, please explain what the conviction(s) was for and indicate what state(s) conviction(s) are held:

By signing below, I authorize 255 Derry Road, LLC to run a criminal search on myself

Signature of applicant

Date

Signature of applicant

Date

Social Search

By signing below I authorize 255 Derry Road, LLC to obtain any information about my social security number for the purposes of completing this application. I also give permission to 255 Derry Road, LLC to run a social search in the event that I move from the property leaving no forwarding address or information.

Signature of applicant

Date

Signature of applicant

Date



Landlord Verification

By signing below I authorize 255 Derry Road, LLC to obtain information regarding my rental history at said address.

Signature of applicant

Date

Address

The bottom portion to be completed by the Landlord - Could you please complete these questions as accurately as possible and send the information back to the Rose Meadows leasing office via email: sjackson@stablecompanies.com. Thank you.

TENANT: _____

CURRENT/PREVIOUS ADDRESS: _____

LENGTH OF TIME AT ABOVE ADDRESS: _____

AMOUNT OF RENT: _____

HOW MANY TIMES HAS THE RESIDENT PAID LATE? _____

HOW MANY NSF'S? _____

IS ACCOUNT IN ARREARS? _____

IF YES, HOW MUCH? _____

DID RESIDENT GIVE PROPER NOTICE? _____

ANY OUTSTANDING CONCERNS? PLEASE EXPLAIN: _____

WOULD YOU RE-RENT? _____

SIGNATURE OF VERIFIER: _____

TITLE OF VERIFIER: _____



Garage Size: 12' x 22'

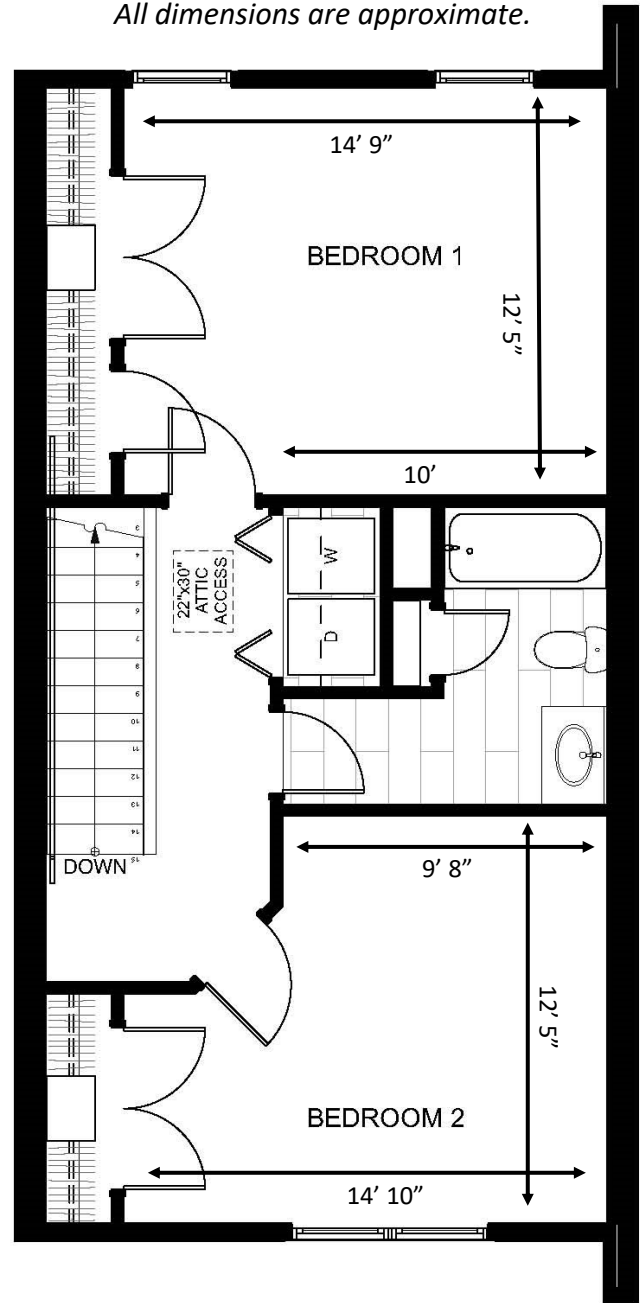
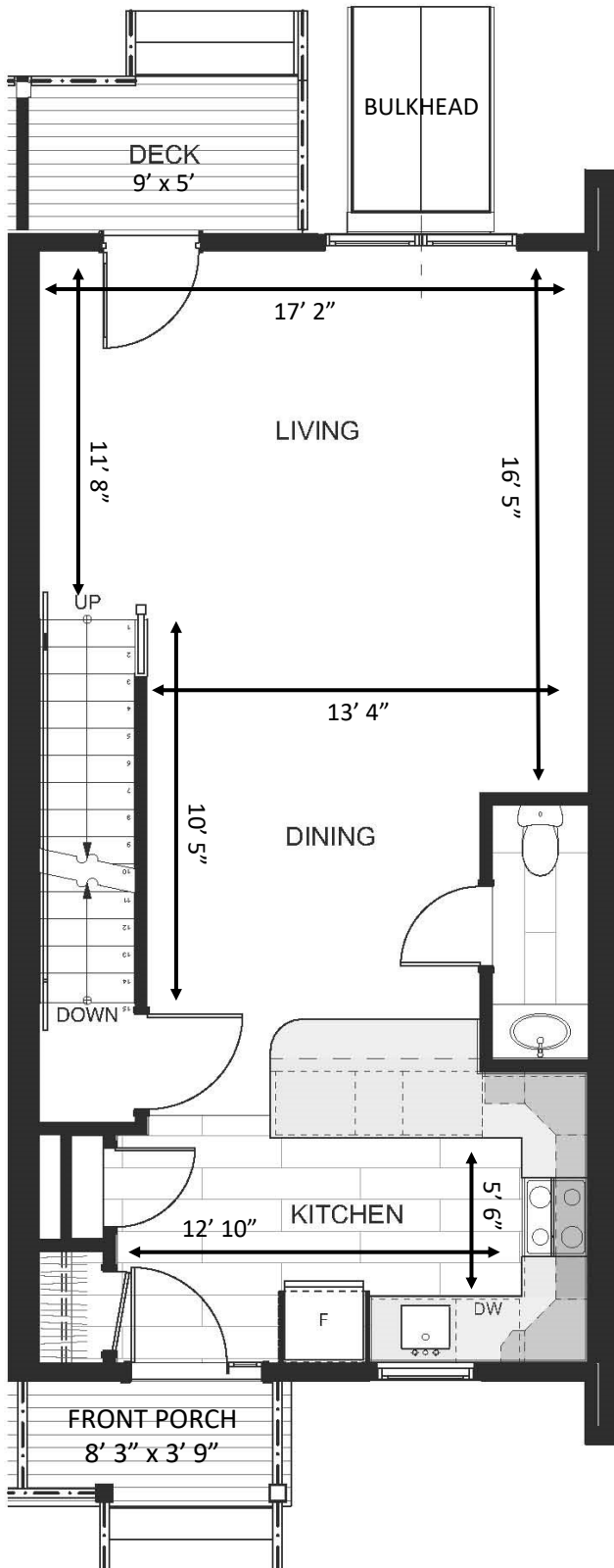
Washer/Dryer closet:
2' 10" x 5' 6"

INNER UNIT

1,318 square feet (659 SF/Floor)

Specific unit plans may be reversed.

All dimensions are approximate.





Garage Size: 12' x 22'

Washer/Dryer closet:
2' 10" x 5' 6"

END UNIT

1,400 square feet (700 SF/Floor)

Specific unit plans may be reversed.

All dimensions are approximate.

