

Lease Requirements

- 1) Must use NJAR Lease.
- 2) Must complete building rider if one is attached in associated documents on MLS.
- 3) Must provide offer form, application, credit check, last 2 pay stubs or letter of employment, copy of valid Driver's License, first months rent, security deposit and W9 with application.
- 4) Landlord is **Vincent Guinta. Checks are written to Vincent Guinta.** Landlord address will be written in by MK Group.
- 5) Leases will always end at the end of a month. If lease starts in middle of month then extend the needed days to end at month end.
- 6) Late fee is 5% plus \$20 day.
- 7) Bounced check fee is \$100.
- 8) Landlord will notify tenant 75 days before lease end about renewal and tenant must respond within 15 days
- 9) MK Group Rental Offer sheet MUST be presented with rental package
- 10) Either email the full package to Rental@mkgroupproperties.com or drop off at Liberty Realty 1 Marine View Plaza. All information **MUST** be submitted together. **Applications will NOT be presented to landlord unless all information is submitted.**

All applications submitted on the weekend will be presented to the landlord by Monday

Home will NOT be taken off the market until the landlord approves the lease and all checks are submitted.