

Welcome to

GAN ADEN OF LEBANON

39R West Town Street Lebanon, CT 06249

"Just off the Lebanon Town Green, next to the Senior Center"

Thank you for your interest in Gan Aden of Lebanon, an apartment community specifically designed for people 55 and over, that offers independent, carefree living in a comfortable setting. Just some of our amenities include:

- Spacious 2-bedroom single-level units, with no steps and plenty of natural light
- Attached oversized one-car garage
- Each unit comprises approximately 1,000 square feet (end units slightly larger)
- Independently controlled central heating and cooling, with energy-efficient and separately-metered propane fuel
- Private outside deck off living room
- Large kitchen area that opens into combined living and dining area
- Energy efficient appliances, including self-cleaning range, frost-free refrigerator, microwave and dishwasher. Washer/dryer hookups also provided.
- Low-threshold shower unit, including grab bars
- Laminate easy-care floors in living/kitchen areas, and comfortable carpet in bedrooms
- Levered door handles throughout, for easy operation
- Monthly rent includes all inside maintenance and all grounds keeping (including lawn care and snow removal)
- Rent is \$1375/month, including all maintenance (end units \$25 higher). Propane heat, hot water and other utilities paid by tenants.
- Managed by **Paradise Agency, LLC** an experienced manager of senior living communities in eastern Connecticut, with in-house property maintainers and emergency service available 24 hours/day, 7 days/week.

Applications are now being accepted! Apartments will be offered on a first-come first-served basis. To reserve a unit, a \$500.00 non-refundable deposit will be required (applied toward first month's rent). Also, please note:

- Service animals only (no pets)
- Security deposit equal to one month's rent will be due at lease signing
- Minimum household income of \$32,000.00 required

For additional information or if you have any questions, please contact:

Paradise Agency, LLC

151 Broadway - P.O. Box 175

Colchester, Connecticut 06415

Phone: (860) 537-7044 * Fax: (860) 537-1142 * TDD/TT: 1-800-842-9710

Visit us at www.paradiseagency.com



Paradise Agency, LLC



Property Management and Development

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Colchester, Connecticut 06415

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Rental Application

FOR OFFICE USE ONLY

Date App. Rcvd

Deposit Rcvd & Date

Unit Occ & Date

GAN ADEN of Lebanon

Property Name

39R West Town Street, Lebanon, CT

Address

Would you like your application to be considered for similar properties we manage? YES NO

APPLICANT / CO-APPLICANT INFORMATION

1. FULL NAME (Applicant) _____

Social Security # _____ Date of Birth _____

Email address _____ Phone _____ Cell _____

2. FULL NAME (Co Applicant) _____

Social Security # _____ Date of Birth _____

Email address _____ Phone _____ Cell _____

Relationship to Applicant: _____

3. INFORMATION ABOUT ALL OTHER OCCUPANTS

Name	Date of Birth	Gender	Relationship	Social Security Number
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

RESIDENCE HISTORY

1. CURRENT ADDRESS (Applicant) _____
Street City State Zip

Length at this address _____ Reason for Leaving _____

Expenses: monthly Rent _____ Fuel _____ Electric _____ Other _____

Owner/Agent/Landlord: _____ Phone: () _____

Have you ever been evicted? Yes No If yes, please explain on attached page.

2. CURRENT ADDRESS (Co-Applicant) _____
Street City State Zip

Length at this address _____ Reason for Leaving _____

Expenses: monthly Rent _____ Fuel _____ Electric _____ Other _____

Owner/Agent/Landlord: _____ Phone: () _____

Have you ever been evicted? Yes No If yes, please explain on attached page.

3. PREVIOUS ADDRESSES if within 3 years:

Applicant: _____
Street City State Owner/Agent/Landlord

Length at this address: _____ Reason for Leaving: _____

Co-Applicant: _____
Street City State Owner/Agent/Landlord

Length at this address: _____ Reason for Leaving: _____

BANK AND CREDIT REFERENCES

Bank Name City, State Branch Type of Account

1. _____

2. _____

3. _____

Have you ever filed for bankruptcy? Applicant: Yes No If yes, please explain on attached page.
 Co-Applicant: Yes No If yes, please explain on attached page.

EMPLOYMENT INFORMATION

1. EMPLOYER (Applicant) _____

Employer's Address _____ Phone(____)

Position _____ Supervisor _____ Date Employment Began _____

2. PREVIOUS EMPLOYER (Applicant) _____ Phone(____)

May we contact your current employer? Yes No

3. EMPLOYER (Co-Applicant) _____

Employer's Address _____ Phone(____)

Position _____ Supervisor _____ Date Employment Began _____

4. PREVIOUS EMPLOYER (Co-Applicant) _____ Phone(____)

May we contact your current employer? Yes No

INCOME INFORMATION

Please fill in gross annual amounts from the following sources of income:

	Applicant (yearly)	Co-Applicant(yearly)
1. Wages	_____	_____
2. Social Security	_____	_____
3. Veteran's Benefits	_____	_____
4. Interest Income	_____	_____
5. Pension/Annuity	_____	_____
6. Business/Rental	_____	_____
7. Public Assistance	_____	_____
8. Child Support/Alimony	_____	_____
9. Unemployment Benefits	_____	_____
10. Family Support	_____	_____
11. Other (please detail) _____	_____	_____
12. TOTAL INCOME: Yearly	_____	_____

PLEASE NOTE THE FOLLOWING:

- A credit check and criminal background check will be performed for both Applicant and Co-Applicant.
- This is a preliminary application and in no way guarantees that you will be offered an apartment.
- Additional information may be requested in order to complete the processing of your application.
- Should you lease an apartment, this application and the information it contains are made parts of the lease entered into between the Applicant/Co-Applicant and Paradise Agency, LLC. Any material misrepresentation in the information provided herein will constitute a default under the lease.

AUTHORIZATION AND RELEASE

- By signing below, the Applicant and Co-Applicant represent that the information contained herein is true and complete. The Applicant and Co-Applicant also hereby authorize Paradise Agency, LLC and its agents to perform all necessary inquiries to verify the information contained in this application, including searches of credit records and other public documents.

Applicant Signature _____

Date _____

Co-Applicant Signature _____

Date _____

ADDITIONAL INFORMATION / EXPLANATION

Please use the space below to explain in more detail any of your responses.

<i>FOR OFFICE USE ONLY</i>			
Credit Fee:	Amount:	_____	Date Rec'd: _____
Unit Shown:	Prop:	_____	Date Shown: _____
Comments:			

