

Hospital Avenue Prospect

OFFER TO LEASE

Jan 19, 2015

TENANT: Gloria E. Salazar offers to

lease from LANDLORD: Housatonic Hospital Inc the

PROPERTY LOCATED AT: 21 Hospital Ave #26 Danbury CT 06810 (Address) (City) (State) (Zip)

INCLUDING THE FOLLOWING EXTRA ITEMS: Dishwasher, Dryer, Range, Refrigerator and Washer

TERM OF LEASE: Beginning Feb 15th 2015 Ending Feb 15th 2016

LEASE PRICE: \$1750 (One thousand and seven hundred and fifty) per month \$1750

Paid as Deposit - submitted to and acknowledged by Mannablue Realty LLC/UTN Agent for the Landlord/Tenant is \$1750

Payable upon signing of a lease will be a security deposit of \$1750 and 1 months rent, less the said deposit, which shall total \$3500

Deposit accepted by Agent will be paid over to the Landlord or the Landlord's Agent upon the signing of the formal lease, after collection of said funds by Agent. Landlord may conduct a credit report on Tenant at the Tenant's expense, collected at time of this offer, in an amount of \$

In the event this offer is rejected then all funds, except said credit report sum, paid hereunder shall be refunded to the Tenant. This offer will expire at midnight on if not accepted by all parties.

CONTINGENCIES: | | LEAD HAZARD: This Offer is contingent upon a risk assessment or inspection/test of the property for the presence of lead-based paint and/or lead-based paint hazards\* at the Tenant's expense until 9:00 P.M. on the tenth calendar day after acceptance of said terms and conditions. This contingency will terminate at 9:00 P.M. on the tenth calendar day after acceptance of said terms and conditions unless the Tenant delivers to the Landlord (or the Landlord's Agent) a written contract addendum listing the specific existing deficiencies and corrections needed, together with a copy of the risk assessment report and/or inspections/test. The Landlord may, at the Landlord's option, within 3 days after delivery of the addendum, elect in writing whether to correct the condition(s) prior to closing. If the Landlord will correct the condition, the Landlord shall furnish the Tenant with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of closing. If the Landlord does not elect to make repairs, or if the Landlord makes a counter-offer, the Tenant shall have 3 days to respond to the counter-offer or remove this contingency and take the property in "as-is" condition or this offer shall become void. The Tenant may remove this contingency at any time without cause.

\*Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family From Lead In Your Home" for more information.

OTHER CONTINGENCIES OR INSPECTIONS

The parties represent that Keller Williams Realty/Mannablue Realty the sole real estate Brokers representing the Landlord/Tenant.

Facsimile: The parties acknowledge that this agreement may be transmitted between them by facsimile and the parties intend that a faxed agreement containing either the original and or copies of the party's signatures shall constitute a binding Agreement.

- ATTACHMENTS: | | Agency Disclosure Notice | | "Lead" Disclosure of Information and Acknowledgment Form

Gloria E. Salazar 1/19/15 Landlord Date

Tenant Date Landlord Date

Tenant Date Landlord Date

Maria Torres 4112 1/19/2015 Agent Office Date





19 Lawncrest Road • Danbury, CT 06810  
 Phone: 203.826.0764 Fax: 203.702.5138  
 marinablue@att.net

**Rental/Credit Application**

Applying for: 21 Hospital Av. #26 Date: 1-19-2015

Name 1: Salazar Gloria E. SS: [REDACTED] 6537 DOB: 10/02/80  
Last, First and Last

Name 2: Zuniga Angel E. SS: \_\_\_\_\_ DOB: 07/25/80  
Last, First and Middle

Email: gloria.salazar9800@att.net Telephone: \_\_\_\_\_ Cell: 203-527-2468

Current Address: 7 Dean St. unit 110 How Long: 11 months

Monthly Rent: \$1250 Current Landlord: \_\_\_\_\_ Phone#: \_\_\_\_\_

Current Employer: Angel E. Zuniga How Long there: 6 years

Address & Phone#: 138 Prospect Hill Road New Milford

Monthly Salary all tenants: \$1600 + 412 Smoke: No

Other Income: child support Pets (yes/no) no

If less than two years with current employer:  
 Previous Employer: \_\_\_\_\_ How Long: \_\_\_\_\_

Address and Phone#: \_\_\_\_\_

Automobile:  
 Year/Color & Make/License plate#: Nissan Rogge

Year/Color & Make/License plate#: Ford XL

Other tenants: Eddie Maldonado Relationship: Son

Other tenants: Brayden Zuniga & Angely Zuniga Relationship: Son

Please answer all of the following questions as it applies to anyone named on this application. Explain if needed.  
 Ever been a defendant in an eviction process? Yes \_\_\_\_\_ No   
 Ever been convicted of a crime? Yes \_\_\_\_\_ No

I allow you to run my credit history report and verify information on this rental/credit application. I also understand that there will be a minimal application fee of \$30 per applicant.

Signed: Gloria E. Salazar / \_\_\_\_\_ Date: 1/19/15  
 Print Name: \_\_\_\_\_ / \_\_\_\_\_



**Background Screening Report**

TenantReports.com llc  
 www.TenantReports.com  
 Po Box 450  
 Springfield, PA 19064  
 Phone: 610-622-0000 / 855-244-2400  
 Fax: 610-622-0100 / 855-244-2401



FILE NUMBER	595594	REPORT DATE	01-20-2015
REPORT TO	Marina Blue LLC (61812) 19 lawncrest Road Danberry, CT 06810 Phone: 203-826-0764 Fax: 203-702-5138	ORDER DATE	01-20-2015 Julio C. Canto
		REFERENCE	21 HOSPITAL AVENUE
		TYPE	US - Plus Level - Business - All products available
		REFERRED BY	MARIE TORRES

**Application Information**

APPLICANT	SALAZAR, GLORIA E.	SSN	XXX-XX-6537	DOB	10-02-1980
E-MAIL	MESTEVEZ7@YAHOO.COM				
ADDRESS(ES)	7 DEAN STREET UNIT 110	CITY / STATE / ZIP	DANBURY, CT 06810		

**Credit**

Data Restricted, you do not have permission to view or print a Credit Report.

**Report Summarization**

**Pass / Fail ScoreCard - Free - 1 credit report must be selected**

DECISION **FAIL**

NAME(S) SEARCHED:	FILE NUMBER	NAME	DOB
	595594	SALAZAR, GLORIA E.	10-02-1980

	RESULTS	RECOMMENDATION
PROPOSED RENT	1250	N/A
STATED MONTHLY INCOME	3500	N/A
INCOME TO RENT	2.8:1	FAIL
INCOME TO DEBT	4.52:1	PASS
INCOME TO DEBT INCL RENT	1.72:1	PASS
CREDIT SCORE	635	PASS
DELINQUENT ACCOUNTS	3	PASS
COLLECTION/CHARGE OFF	5	FAIL
BANKRUPTCY RECORDS	0	PASS
OVERALL COMPOSITE		FAIL

*Handwritten notes:*  
 ARE ANY UTILITIES?  
 " " "

COMMENT

**Disclaimer**

This report is furnished to you pursuant to the Agreement for Service between the parties and in compliance with the Fair Credit Reporting Act. This report is furnished based upon your certification that you have a permissible purpose to obtain the report. The information contained herein was obtained in good faith from sources deemed reliable, but the



Olora E Salazar  
7 Dean St Unit 10  
Danbury, CT 06810

100  
51-7010/2111

1-19-2015 Date

Pay to the Order of Maurablue Realty, LLC \$ 1,750  
one thousand and seven hundred and fifty dollars

 **Webster Bank**  
WebsterOnline.com

For 21 hospital Av. #26

Olora E. Salazar MP

⑆ 211170101⑆ 10 0022968034⑆ 0100

Member FDIC

BLUE SHELFIELD™



$$\begin{aligned}
 &1,600 - \text{GLORIA SALAZAR} \\
 &+ 412 - \text{? SOURCE ?} \\
 \hline
 &\$ 2,012 = \text{TOTAL MONTHLY INCOME}
 \end{aligned}$$

REQUIRED INCOME

$$\begin{array}{l}
 \text{RENT AT } 25\% \qquad 30\% \\
 .25 \overline{) 1750} = \$7,000 / \text{mo} \qquad .30 \overline{) 1750} = \$5,833 / \text{mo}
 \end{array}$$

$$\begin{array}{l}
 \underline{35\%} \qquad \underline{40\%} \\
 .35 \overline{) 1750} = \$5,000 / \text{mo} \qquad .40 \overline{) 1750} = \$4,375
 \end{array}$$

① \$ 2012 INCOME VS.  
- 1750 RENT

Income \$ 262, is 13% BELOW THE RENT AMOUNT. NOTHING LEFT FOR UTILITIES, FOOD, ETC.

② FICO ONLY 635

③ NO 1st on TUPON FOR ANGEL Z WOULD HAVE TO SIGN LEASE

④ NUMBER OF OCCUPANTS AND AGES