



Leasing Information

Thank you for your interest in making Parker Place your new home! We pride ourselves on helping to make your move as easy as possible. Here is what is required. Please feel free to contact us at the Leasing Office (585)224.0887 with any questions.

Requirements to reserve a home

- Completed and signed application
 - o Information/Documents required for application review:
Employment/Income Verification
Rental History
Copy of Driver's License or Passport
- Set up an appointment to sign a Hold Agreement or ask to be added to our Waiting List. A deposit of \$1,000 is required when signing a Hold Agreement. This amount will be applied to your security deposit once a lease agreement is signed.

Signing a Lease Agreement

- Once your application is approved & we have a move in date for your new home, you will be required to sign a Lease Agreement
- The security deposit is equal to one month's rent and is due upon signing the Lease Agreement
- Your first month's rent will be due at move in.

Frequently Asked Questions

What is included with the monthly rent?

Your monthly rent will include landscaping, snow removal, maintenance inside and out of your home, weekly trash service, water and sanitary sewer, 24 hour emergency

maintenance and access to our community amenities. Gas and Electric utilities are not included with the monthly rent.

What amenities does Parker Place offer?

The Community Center will include a club room, a library, conference room which can be rented out of private events, 24 hour controlled access to the Fitness Center, a complimentary coffee bar, a resort style pool, WiFi will be available in the Community Center and pool area. Parker Place will also include sidewalks for walking throughout the community.

Do you offer a short term lease?

No, we do not offer a short term lease. A lease agreement can be signed for 1-2 years.

What is your pet policy?

Cats & Dogs are both allowed at Parker Place. We will welcome 2 pets per home. A breed restriction does apply. Please ask to see a copy of our pet agreement for details. We require a \$275.00 pet cleaning fee upon move in. There will be a monthly pet fee of \$40.00.

The following specific breeds of dogs or dogs mixed with these breeds are not permitted: Pitt Bulls (American Staffordshire Terriers, Staffordshire Bull Terriers or American Pit Bull Terriers), Bull Terriers, Bull Mastiffs, German Shepherds, Huskies, Malamutes, Doberman Pinschers, Rotweillers, Chow Chows, and Rhodesian Ridgebacks.

What is Reasonable Accommodation?

The New York State Human Rights Law requires housing providers to make reasonable accommodations or modifications to a building or living space to meet the needs of people with disabilities. To request a reasonable accommodation, please contact the Property Manager, Margaret Swedrock, by calling the Leasing Office or by e-mailing mstedrock@pmhomes.com. You will need to show Parker Place proof of a disability or health problem that interferes with your use of housing, and that your request for accommodation may be necessary to use and enjoy your home or amenities offered by our community.



Townhomes – Direct access to your home & attached garage included with rent

1 Bedroom	1 Bath	The Bedford 1 st Floor 1 car garage	820 SF	\$1,815.00 per month
1 Bedroom plus Study	1 Bath	The Cambridge 2 nd Floor 1 car garage	1073 SF	\$2,300.00 per month
2 Bedroom	2 Bath	The Amherst 1 st Floor 1 car garage	1093 SF	\$2,350.00 per month
2 Bedroom	2 Bath	The Easton 2 nd Floor 1 car garage	1136 SF	\$2,450.00 per month
3 Bedroom	2 Bath	The Freeport 2 nd Floor 1 car garage	1157 SF	\$2,475.00 per month
3 Bedroom	2 Bath	The Danbury 2 nd Floor 2 car garage	1268 SF	\$2,750.00 per month
3 Bedroom	3 Bath	Sagamore, Middle Ranch Townhome 2 car garage and 824 SF Finished Lower Level	1519 SF	\$3,775.00 per month
3 Bedroom plus Study	3 Bath	Sequoia, End Ranch Townhome Flex room, 2 car garage & 965 SF Finished Lower Level	1772 SF	\$4,250.00 per month

Apartment Homes

1 Bedroom	1 Bath	The Canterbury	802 SF	\$1,525.00 per month
1 Bedroom	1 Bath	The Buckingham	837 SF	\$1,590.00 per month
2 Bedroom	2 Bath	The Asbury	1067 SF	\$2,025.00 per month
2 Bedroom	2 Bath	The Devonshire	1091 SF	\$2,075.00 per month
2 Bedroom	2 Bath	The Fairmont	1138 SF	\$2,150.00 per month
2 Bedroom	2 Bath	The Hawthorne	1164 SF	\$2,200.00 per month
2 Bedroom	2 Bath	The Edgewood	1244 SF	\$2,350.00 per month
3 Bedroom	2 Bath	The Greenbriar	1331 SF	\$2,700.00 per month

**Greenbriar rent includes a one car attached garage*

3rd floor has higher ceilings – The rent is an additional \$75.00 for apartments on this floor

Apartment Garage - \$175.00 per month; Larger Garages 1 & 7 are \$195.00 per month



Rental Application

The undersigned hereby makes application to lease number _____ building number _____ beginning on _____, at a monthly rental of \$ _____

PLEASE TELL US ABOUT YOURSELF

Full Name _____ Phone () _____
E-mail address: _____
Date of Birth _____ Social Security Number _____
Name of Co-Applicant _____ Social Security Number _____
Number of Dependants (excluding Co-Applicant) _____ Co-Applicant Date of Birth _____
Other Occupants _____

PLEASE GIVE YOUR RESIDENCE HISTORY FOR THE PAST 3 YEARS

Current Address _____
Month & Year Moved In _____ Reason for Leaving _____
Owner/Agent _____ Phone () _____ E-mail: _____

Previous Address (if within 3 years) _____
Month & Year Moved In _____ Reason for Leaving _____
Owner/Agent _____ Phone () _____ E-mail: _____

PLEASE GIVE YOUR EMPLOYMENT INFORMATION

Your Status: **Employed Full-Time** **Employed Part-Time** **Student** **Retired** **Unemployed**

Employer _____ Employed As _____
Address _____
Supervisor _____ Supervisor's Phone () _____ E-mail: _____
Salary _____ per _____

Previous Employer _____

If there are other sources of income you would like us to consider, please list income, source and person.

Amount \$ _____ Source _____
Amount \$ _____ Source _____

PLEASE LIST YOUR BANK AND CREDIT REFERENCES

	Your Bank(s)	City/State	Branch	Type of Account
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____

Your Driver's License Number _____ State _____
Your Vehicle Make/Model _____ Year _____ Plate No. _____ State _____
Second Vehicle Make/Model _____ Year _____ Plate No. _____ State _____

CONTACT IN CASE OF EMERGENCY

Name _____ Phone () _____

HAVE YOU EVER: Been convicted of any crimes? Yes No
If yes, please explain _____

How did you hear about Parker Place? _____

If Parker Place has any question regarding this application please give phone numbers where you can be located

Day Phone _____ **Night Phone** _____

E-mail address: _____

PLEASE TELL US ABOUT YOUR PET

Check here if you wish to have a pet

Type of Pet Dog Cat Other _____

Size _____ lbs. Age _____ Color _____

Breed of Pet _____ Name of Pet _____ License Number _____

A copy of your pet's license and a photograph must be provided with the Rental Application

By signing this application, the applicant affirms that all of the information in the credit application is true and complete, whether completed by the applicant or by the landlord at the direction of the applicant. The applicant makes the above representation knowing that the landlord is relying on the information and that if any of the information is discovered to be false, landlord at its option may cancel and annul any lease given in reliance upon the information. If this application is approved, this application shall be incorporated by reference and made a part of this Lease.

Signature on this application authorizes the Landlord to obtain (1) a consumer report (credit history) from a consumer reporting agency in considering this application; (2) employment verification; and (3) Landlord verification. Signature on this application authorizes the Landlord to obtain credit information from other sources and may exchange record regarding credit experience with consumer reporting agencies. Should the applicant request, the application will be informed whether or not a consumer report was requested, and if such report was requested, the name and address of the consumer reporting agency that furnished the report.

The acceptance of this application and/or a deposit does not constitute approval of this application or an agreement to lease.

Signature of Applicant _____ **Date Signed** _____

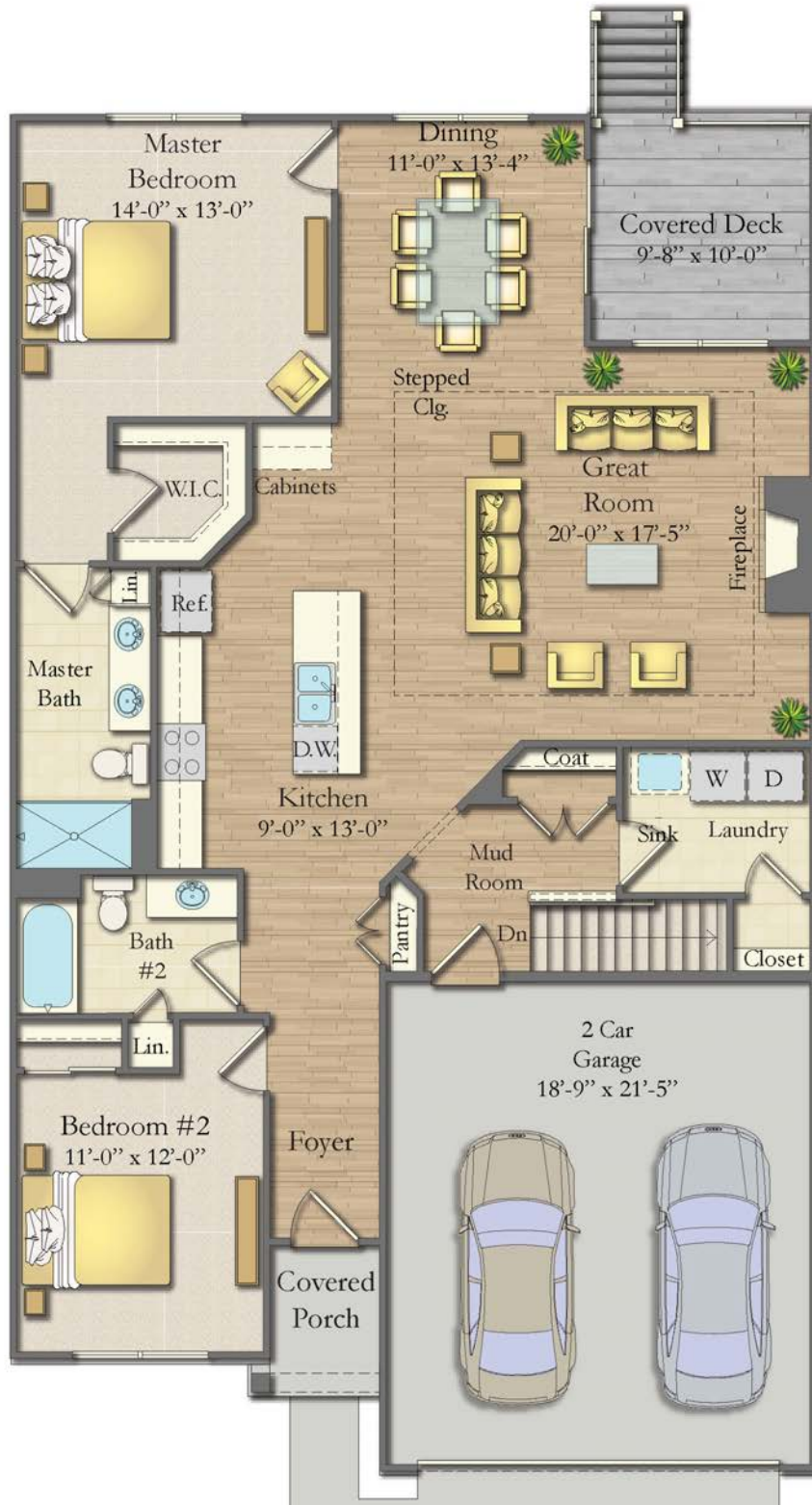
Signature of Co-Applicant _____ **Date Signed** _____



The Sagamore - 1,519 S.F. (CENTER)

3BR/3BA RANCH TOWNHOME W/FINISHED LOWER-LEVEL

Pride Mark
HOMES INC.



Renderings shown are for illustration purposes only.



The Sequoia - 1,772 S.F. (END)

3BR/3BA RANCH TOWNHOME W/FLEX ROOM & FINISHED LOWER-LEVEL

Pride Mark
HOMES INC.



Renderings shown are for illustration purposes only.