



## **RELEASE OF CREDIT & CRIMINAL INFORMATION**

### **Please read all terms below and sign both sections:**

I hereby authorize Landlord to obtain information it deems desirable in the processing of my application, including:

- ✓ Credit Reports
- ✓ Rental History
- ✓ Employment / Salary Details
- ✓ Any other relevant information

and release Landlord, its' employees, and agents from all liability for any damage whatsoever incurred in furnishing or obtaining such information. Upon conditional approval, the applicant agrees to move forward with step two of the application process. In no event is the application fee refundable to the applicant, except in the event the Landlord fails to deliver possession of the premises as may be required by any lease executed between parties. The applicant hereby waives any claims for damages by reason of non-acceptance. It is further agreed that if any information herein is false, the lease made on the strength of this application may and step two of the application, at the option of the Landlord, be terminated at any time.

New Jersey's Fair Chance in Housing Act, N.J.S.A. 46:8-52 to 64 (FCHA), limits a housing provider's ability to consider a person's criminal history in deciding whether to extend an offer or whether to rent a home after extending an offer.

Before making a conditional offer of housing, the landlord/property manager may consider only whether an applicant has a conviction for the manufacture or production of methamphetamine on the premises of federally assisted housing, or whether an applicant has a lifetime registration requirement under a State sex offender registration program. The landlord/property manager will not consider, or request from an applicant or any other person or entity, any other information about an applicant's criminal history as part of the application process until and unless a conditional offer of housing has been made.

After extending a conditional offer of housing, the landlord/property manager intends to review and consider an applicant's criminal record in determining whether to rent a home, in accordance with the FCHA and its accompanying rules.

**The landlord/property manager will not, either before or after the issuance of a conditional offer, evaluate or consider any of the following criminal records:**

- (1) arrests or charges that have not resulted in a criminal conviction;
- (2) expunged convictions;
- (3) convictions erased through executive pardon;
- (4) vacated and otherwise legally nullified convictions;
- (5) juvenile adjudications of delinquency; and
- (6) records that have been sealed.

**The landlord/property manager may consider, after the issuance of a conditional offer, a criminal record that:**

- Resulted in a conviction for murder, aggravated sexual assault, kidnapping, arson, humantrafficking, sexual assault, endangering the welfare of a child in violation of N.J.S.2C:24-4(b)(3);
- Resulted in a conviction for any crime that requires lifetime state sex offender registration;
- Is for any 1<sup>st</sup> degree indictable offense, or release from prison for that offense, within the past 6 years;
- Is for any 2<sup>nd</sup> or 3<sup>rd</sup> degree indictable offense, or release from prison for that offense, within the past 4 years; or
- Is for any 4<sup>th</sup> degree indictable offense, or release from prison for that offense, within the past 1 year.

The landlord/property manager may withdraw a conditional offer based on your criminal record only if the landlord/property manager determines, by a preponderance of the evidence, that the withdrawal is necessary to fulfill a substantial, legitimate, and nondiscriminatory interest.

If the landlord/property manager utilizes any vendor or outside person/entity to conduct a criminal record check on their behalf, the landlord/property manager will take reasonable steps to ensure that the vendor or outside person/entity conducts the criminal record check consistent with the requirements of the FCHA and rules. Specifically, if the landlord/property manager receives a criminal history inquiry conducted by a vendor or outside person or entity that is conducted in violation of the FCHA in that it reveals a record that is not permitted to be considered under the FCHA, the landlord/property manager must show that it did not rely on that information in making a determination about your tenancy.

**If you are subjected to the withdrawal of a conditional offer of housing due to criminal history, you have the right to request and receive the materials relied upon by the landlord/property manager in making this determination.**

**You have the right to dispute, within ten (10) days of receiving this statement, the relevance and accuracy of any criminal record, and to offer evidence of any mitigating facts or circumstances, including but not limited to your rehabilitation and good conduct since the criminal offense. You may also provide evidence demonstrating inaccuracies within aspects of your criminal record which may be considered under the FCHA, or evidence of rehabilitation or other mitigating factors to the landlord/property manager at any time, including after the ten days.**

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
\_\_\_\_\_

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Are you legally eligible to live in the United States?	Yes	No
If you have an Individual tax ID#, please provide this information.	_____	_____
Have you ever been evicted from an apartment?	Yes	No
Have you ever been in breach of a rental or mortgage agreement?	Yes	No
Have you ever filed for bankruptcy?	Yes	No
Do you currently have any negative credit history?	Yes	No
Do you pay child support?	Yes	No

ALL INFORMATION PROVIDED IS COMPLETE AND CORRECT.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
\_\_\_\_\_