

APPLICATION TERMS & CONDITIONS

THE BRONA / BLOOMINGDALE, NEW JERSEY

PROPERTY OWNER D4 Properties, LLC	PROPERTY The Brona	EFFECTIVE September 2026
ADDRESS 62 Main Street, Bloomingdale, NJ	DOCUMENT Prospective Residents	VERSION NJ / 1.0

Clear terms. Simple process.

These Application Terms & Conditions govern the submission, review, and processing of an application for residency with D4 Properties, LLC. By submitting an application, each applicant confirms that these terms and the applicable Qualification Standards have been reviewed and accepted.

01 AGREEMENT & APPLICATION

- These Terms & Conditions, together with the applicable Qualification Standards, govern the application process for the requested residence.
- Submission of an application does not create a lease, guarantee approval, or obligate D4 Properties, LLC to deliver possession of a residence.
- By submitting an application, the applicant certifies that all information provided is true, correct, and complete.

02 SUBMISSION REQUIREMENTS

- Each person age 18 or older who will occupy the residence must submit a separate application.
- Any required application fee must be paid when the application is submitted. Application fees are non-refundable to the extent permitted by applicable law.
- An application is not considered complete until all required applicants, fees, documentation, and requested screening information have been received.
- Rent may not include utilities or other charges. Applicants are responsible for reviewing all disclosed rent, utility, deposit, fee, and other lease-related obligations before signing a lease.

03 TEMPORARY HOLD & PRICING

- Once an initial application is submitted, the requested residence may be temporarily removed from available inventory for up to 24 hours while the application is completed.
- All required applications and requested information should be completed within the temporary-hold period. If not completed, the residence may be returned to available inventory.
- Quoted pricing may change until a residence is placed on temporary hold. Pricing quoted at the start of the temporary hold will be honored during that hold period.

04 SCREENING & VERIFICATION

- The applicant authorizes D4 Properties, LLC and its designated screening providers to obtain and verify information reasonably necessary to evaluate the application.
- Verification may include consumer credit information, rental or eviction history, identity verification, income and employment verification, and other screening permitted by applicable law.
- The applicant authorizes the sharing of nonpublic personal information with third-party vendors when reasonably necessary to perform the application, identity-verification, or screening process.

APPLICATION PROCESS

Review, approval and reservation

05 APPLICATION DECISION

- Applicants must satisfy required verifications and the applicable Qualification Standards before a lease may be offered.
- Application decisions may be communicated in writing, electronically, in person, or by telephone.
- If a consumer report contributes to a conditional approval or decline, any notice required by applicable law will be provided.

06 APPROVAL, DEPOSIT & RESERVATION

- Following approval or conditional approval, D4 Properties, LLC will communicate any required security deposit and other lawful move-in requirements.
- Unless otherwise stated in writing, an approved applicant will have 24 hours from notice of approval to accept the residence and submit the required security deposit. If the deposit is not timely received, the temporary hold may be released without further obligation to reserve the residence.
- After the required deposit is received, the lease will be provided for review and signature.

07 LEASE REVIEW & CANCELLATION

- All approved applicants will have up to five days after receipt of the lease to review and sign it, unless a different period is stated in writing.
- The residence may remain reserved during that review period. An applicant may reject the pending lease in writing before execution.
- If all approved applicants do not sign or formally reject the lease within the review period, the reservation may be cancelled and the residence returned to available inventory.
- If permitted by applicable law and disclosed in advance, failure to execute the lease after a residence has been reserved may result in a reservation charge of up to five days of rent to compensate for the period the residence was held off market.

08 ADDITIONAL AUTHORIZATIONS & DISCLOSURES

- The applicant authorizes D4 Properties, LLC and its designated agents to retain and review application, screening, payment, and occupancy information for legitimate account-review and application-administration purposes, subject to applicable law.
- Electronic signatures are intended to have the same force and effect as handwritten signatures to the extent permitted by applicable law.
- Information may be shared with a third-party guarantor service or verification vendor when necessary to administer a conditional approval or complete authorized screening, subject to applicable law.

09 FAIR HOUSING

- D4 Properties, LLC complies with applicable federal, New Jersey, and local fair housing laws and does not discriminate on the basis of any characteristic protected by law.
- Nothing in these Terms & Conditions authorizes screening, verification, or decision-making that is prohibited by applicable law.

APPLICANT ACKNOWLEDGMENT

By signing below, I acknowledge that I have received, reviewed, and agree to these Application Terms & Conditions and the applicable Qualification Standards. I understand that my application is subject to verification, screening, approval, the final lease, and applicable law.

Applicant Name	Applicant Signature	Date
Co-Applicant Name	Co-Applicant Signature	Date

The New Jersey Division on Civil Rights Rental Survey, when required, is a separate state form and is not part of this application agreement. This draft should be reviewed with counsel before use. Applicable law and the executed lease control in the event of any conflict.