

Rental Application

PROPERTY ADDRESS: _____ APT. NO. _____

1. APPLICANT

PRESENT PHONE# _____

PLEASE PRINT

Last	First	Birth Date	Social Security Number	Drivers Lic. #

ADDITIONAL ACCUPANTS

All Other Proposed Occupants	Age	Relationship To Applicant

2. Street Address (present)	City	State	Zip	Lived Here How Long?
Landlord's Name and Address or Mortgage Company	Phone	Monthly Payment	Own or Rent	
Do you have a Lease? _____	When does in expire? _____			
Previous Resident Manager's Name & Address	Phone	Lived There How Long?		

3. Applicant Employed By	How Long Employed?		
Address	Phone	Position Held or Rank	Salary \$ _____ per _____
Previous Employer's Name & Address (if not with above employer at least one year)			
How Long Employed?	Position Held or Rank	Salary \$ _____ per _____	Supervisor's Name

4. Applicant's Closest Relative	Address	City	State	Relationship	Phone
In case of Emergency Call	Address	City	State	Phone	
Family Physician	Address	City	State	Phone	

5. BANK	Checking-Name of Bank	Branch	City & State	Account Number
ACCOUNTS	Savings-Name of Bank	Branch	City & State	Account Number

6. Loans in Last 3 Years (Whether Paid Off or Not)			
Owed To	Address	Paid Yes/No	Monthly Payments \$
			\$

7. Other Current Debts & Liabilities (Dept. Stores, Other Charges Accts., Etc.)			
Owed To	Address	Paid Yes/No	Monthly Payments \$
			\$
			\$

Credit Referances Checked By: _____

8. Vehicles: How Many Vehicles Will You Keep At This Address:

CAR 1. Make _____ Model _____ Year _____ Color _____ License No. _____

CAR 1. Make _____ Model _____ Year _____ Color _____ License No. _____

CAR 1. Make _____ Model _____ Year _____ Color _____ License No. _____

9. GENERAL INFORMATION

1. Mother's Maiden Name _____

2. When have you received Welfare or Unemployment Insurance? _____

3. Do you have any water filled furniture or do you intend to use any water filled furniture in this apartment? _____

4. Do you have any pets? _____

5. Have you ever been evicted for non-payment of rent or any other reason? _____

6. Why are you leaving your present residence? _____

7. Please explain any "yes" answers to General Information: _____

Applicant represents that all information given on this application is true and correct and hereby authorizes verification of all references and facts, including but not limited to obtaining Unlawful Detainer and Credit Reports. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information.

The undersigned hereby applies to rent/lease Apartment No. _____ at _____ for \$ _____ per month and upon OWNER'S approval, agrees to enter into a Rental Agreement and/or Lease and pay all rent and security deposits required before occupancy.

An Application fee of \$ _____ is hereby submitted for the cost of Credit Reports and processing this application.

Additional Information: _____

Date: _____

Applicant _____

Date: _____

Signature of Rental Agent: _____

QUALIFYING CRITERIA

These criteria are equally applied to all persons, regardless of race, color, creed, religion and familial status. They are not intended to be solo, objective criteria whereby a manager makes a decision whether or not to rent to a prospective resident.

A photo identification is required to be shown prior to touring our community.

<u>Gross Household Income:</u>	Must total a minimum of (3) three times the rate of the unit.
<u>Required Paper work:</u>	Valid Driver's License Social Security Card Last three pay stubs If self-employed, we will need one year's prior tax return and the last three months of bank statements.
<u>Number of Occupants:</u>	There must be no more than (2) two residents in a studio, (3) three residents in a one bedroom apartment. No more than (5) five residents in a two bedroom apartment.
<u>Co-Signers/Guarantors:</u>	Only accepted when applying tenant is a full time student, retired person with limited or fixed income i.e. disability. No out of town co-signers.
<u>Rental History:</u>	Must be a verified positive reference, NO Prior Evictions.
<u>Credit:</u>	Positive credit required. No bankruptcies in the last 7 years unless a minimum of three (3) positive accounts have been established with no further negative accounts.
<u>Security Deposit:</u>	Equals to one month of rent. Payment of the full security deposit holds the apartment for maximum of two weeks.
<u>Application Fee:</u>	\$25 non-refundable application fee per adult 18 or older. All residents 18 years and older must submit an application.

We do not accept cash at any time. All monies due prior to occupancy must be paid in Cashiers Check or Money Order. Tenant representation; credit: Tenant warrants that all statements in tenant's rental application are accurate. Tenant authorizes lessor to obtain tenant's credit report at time of application and periodically during tenancy in connection with approval, modification, or enforcement of rental agreement.

Name of Property _____

Applicant Signature _____

Date _____