

FOR OFFICE USE ONLY:

APT. NO. _____ APT. TYPE _____
 MONTHLY RENT _____ MOVE-IN DATE _____
 SOURCE _____ PRO-IN \$ _____
 LEASE DATES _____
 CONCESSION AMT. _____ FROM _____ TO _____
 LEASING CONSULTANT _____

DATE _____
 COMMUNITY _____

APPLICATION FOR RESIDENCY

EACH APPLICANT 18 YEARS OF AGE OR OLDER MUST SUBMIT A SEPARATE APPLICATION, HOWEVER MARRIED RESIDENTS MAY SUBMIT A JOINT APPLICATION.
 THANK YOU FOR UNDERSTANDING THAT WE DO NOT ACCEPT CASH.

PERSONAL INFORMATION

APPLICANT'S NAME _____
First Middle Last
 DATE OF BIRTH _____ SOCIAL SECURITY # _____
 MARITAL STATUS _____ DRIVER'S LICENSE NO. _____ STATE _____
 SPOUSE'S NAME _____
First Middle Last
 DATE OF BIRTH _____ SOCIAL SECURITY # _____
 SPOUSE'S DRIVER'S LICENSE NO. _____ STATE _____
 OTHER OCCUPANTS:

Name _____	Date of Birth _____	Relationship _____	Name _____	Date of Birth _____	Relationship _____
Name _____	Date of Birth _____	Relationship _____	Name _____	Date of Birth _____	Relationship _____

EMAIL

EMAIL ADDRESS _____
 WOULD YOU LIKE TO RECEIVE CORRESPONDENCE FROM THE COMMUNITY VIA YOUR EMAIL ADDRESS? YES NO

EMERGENCY CONTACT

EMERGENCY CONTACT NAME _____ RELATIONSHIP _____
 ADDRESS _____ TELEPHONE _____

RESIDENT HISTORY

PRESENT ADDRESS _____
Street Apt. # City State Zip Code Telephone
 DATES (MO/YR): FROM _____ TO _____ MONTHLY PAYMENT _____
 PRESENT LANDLORD/MANAGER _____ TELEPHONE _____
 RENT OR OWN _____ IF HOME, MORTGAGE CO. & LOAN # _____ REASON FOR MOVING _____
 PREVIOUS ADDRESS _____
Street Apt. # City State Zip Code Telephone
 DATES (MO/YR): FROM _____ TO _____ MONTHLY PAYMENT _____
 PREVIOUS LANDLORD/MANAGER _____ TELEPHONE _____
 RENT OR OWN _____ IF HOME, MORTGAGE CO. & LOAN # _____ REASON FOR MOVING _____
 REASON FOR LEASING HERE _____ DID SOMEONE REFER YOU TO OUR COMMUNITY? IF SO, PLEASE LIST _____
 HAVE YOU AND/OR INTENDED OCCUPANTS EVER BEEN SUED FOR NONPAYMENT OF RENT? YES NO
 BEEN SUED FOR DAMAGE TO RENTAL PROPERTY? YES NO BROKEN A RENTAL AGREEMENT OR CONTRACT? YES NO
 BEEN EVICTED FROM ANY LEASED PREMISES YES NO IF YES, EXPLAIN _____

EMPLOYMENT

PRESENT EMPLOYER _____ POSITION _____
 BUSINESS ADDRESS _____ BUSINESS PHONE NO. _____
 SUPERVISOR _____ EMPLOYED SINCE _____
 PREVIOUS EMPLOYER _____ POSITION _____
 BUSINESS ADDRESS _____ BUSINESS PHONE NO. _____
 SUPERVISOR _____ DATES OF EMPLOYMENT _____
 SPOUSE'S EMPLOYER _____ POSITION _____
 BUSINESS ADDRESS _____ BUSINESS PHONE NO. _____
 SUPERVISOR _____ DATES OF EMPLOYMENT _____

VEHICLE

YEAR & MAKE _____ COLOR _____ TAG NO & STATE _____ REGISTERED TO _____
 YEAR & MAKE _____ COLOR _____ TAG NO & STATE _____ REGISTERED TO _____
 ADDITIONAL VEHICLES _____
 GIVE DESCRIPTION AND TAG NUMBERS OF ANY BOAT, MOTORCYCLE, CAMPER, VAN, ETC. YOU MAY OWN _____

BANK

CHECKING ACCOUNT NO. _____ BANK NAME _____ AVERAGE BALANCE _____ INTEREST RATE _____
 SAVINGS ACCOUNT NO. _____ BANK NAME _____ AVERAGE BALANCE _____ INTEREST RATE _____

INCOME

TOTAL ANTICIPATED GROSS INCOME FROM DATE OF MOVE-IN THROUGH THE NEXT 12 MONTHS

ANNUAL SALARY (Including Fees, Tips, Commissions and Bonuses) _____ + _____
 SPOUSE'S ANNUAL SALARY (Including Fees, Tips, Commissions and Bonuses) _____ + _____
 ADDITIONAL ANNUAL INCOME (Child Support, Parental Support, etc.) _____ + _____
 SOURCE _____
 TOTAL VALUE OF ASSETS (Stocks, Bonds, Savings Account, Equity in Real Property, Capital Investments, Etc.) \$ _____
 TOTAL INCOME FROM ASSETS _____ + _____
 TOTAL ANTICIPATED GROSS INCOME = _____



I hereby deposit the following with management as a good faith deposit in connection with this application for residency:

DEPOSIT/FEES

	Required Amount	Amount Paid	Date Paid
Non Refundable Application Fee	\$ _____	\$ _____	_____
Security Deposit (Pet and Premises)	\$ _____	\$ _____	_____
Non Refundable Redecoration Fee	\$ _____	\$ _____	_____
Non Refundable Pet Fee	\$ _____	\$ _____	_____
Total	\$ _____	\$ _____	_____

If my application is accepted, I understand the security deposit (Pet and Premises) will become my refundable security deposit upon meeting the terms of the lease and the community rules and regulations. If for any reason management decides to decline my application, then management will refund the security deposit, pet fee and redecorating fee to me in full. If this application is approved, and I fail to occupy the premises on the agreed upon date, except for delay caused by construction or the holding over of a prior resident and if I do not notify management of my intent to cancel in writing within 72 hours of my application date, I understand that management will assess damages against the deposit for the amount of rent lost and any expenses incurred due to my cancellation. Therefore, I agree to forfeit the full amount of deposit and fees. Applicant has submitted the sum of \$ _____ which is a non-refundable payment for processing this application. Such sum is not a rental payment or security deposit. This amount will be retained by management to cover the cost of processing application as furnished by the applicant.

PET

DO YOU INTEND TO LIVE WITH A PET ON PROPERTY? IF SO, HOW MANY? _____ TYPE _____ WEIGHT _____ AGE _____

CRIMINAL HISTORY

1. Have you or your intended occupant(s) ever been convicted of and/or pled "guilty" or "no contest" to any felony regardless of whether such action resulted in jail or prison time served and/or deferred adjudication? Yes No
2. Have you and/or your intended occupant(s) ever been convicted of and/or pled "guilty" or "no contest" to any misdemeanor involving theft, burglary, pornography, physical assault, indecent exposure, sexual molestation and/or any unlawful conduct involving a minor, regardless of whether such activity resulted in jail or prison time served and/or deferred adjudication? Yes No
3. Are you currently on probation, parole, or suspended sentence for any conviction? Yes No

By signing this application, I, the undersigned applicant(s), warrant and represent the information on this application for residency is true and correct and that Management/Owner is authorized to verify this information. However, I acknowledge and understand that Management/Owner undertakes no obligation to verify the accuracy of any information provided by me in this application. All persons/firms named may freely give any requested information concerning me and I hereby knowingly and voluntarily waive all right of action for any consequence resulting from such information. In addition, I hereby authorize Management/Owner to release any and all information in this application on my behalf and for my benefit. Any false information, statement, or response on this application will constitute grounds for immediate rejection of this application and, if applicable, may lawfully serve as basis for lease termination and/or eviction.

SIGNATURE

Applicant's Printed Name _____ Date _____ Spouse's Printed Name _____ Date _____
 Applicant's Signature _____ Date _____ Spouse's Signature _____ Date _____

THE LEASE AGREEMENT WILL NOT BECOME EFFECTIVE UNTIL THIS APPLICATION IS APPROVED BY MANAGEMENT.

TITLE VIII of the CIVIL RIGHTS ACT of 1968 and subsequent amendments make discrimination based on race, color, religion, sex, familial status, handicap or national origin illegal in connection with the rental of most housing. The Federal agency which administers compliance with this law concerning this company is the Department of Housing and Urban Development.
 EQUAL CREDIT OPPORTUNITY ACT
 The Federal Equal Credit Opportunity act prohibits creditors from discriminating against credit applicants on the basis of sex or marital status. The Federal agency which administers compliance with this law concerning this company is the Equal Credit Opportunity, Federal Trade Commission, Washington, D.C. 20580.

APPLICATION VERIFICATION

FOR APT # _____ PROPERTY # _____

RESIDENCY HISTORY

Name of Landlord	Payment History	Rent Amount	Length of Occupancy	Any Complaints	Notice Given?	Deposit Refunded?	Condition	Person Giving Information	By

EMPLOYMENT CHECK

Employer	Date Started	Date Ended	Annual Salary	Satisfaction	Reason for Leaving	Title	Person Giving Information	By

SPOUSE'S EMPLOYMENT

Employer	Date Started	Date Ended	Annual Salary	Satisfaction	Reason for Leaving	Title	Person Giving Information	By

BANK REFERENCES

Date Opened	Rating	Range	Person Giving Information	By
Checking				
Savings				

**CREDIT BUREAU INFORMATION AND CRIMINAL HISTORY CHECK
 ATTACH CREDIT REPORT AND CRIMINAL HISTORY CHECK TO APPLICATION**

DISAPPROVED

APPROVED

DATE DISAPPROVED _____
 IF DISAPPROVED, APPLICANT MUST RECEIVE A LETTER OF REJECTION STATING THE REASON FOR THE REJECTION. ATTACH COPY

DATE APPROVED _____
 DATE APPLICANT(S) CONTACTED _____
 PERSON WHO CONTACTED APPLICANT(S) _____
 COMMENTS OR CHANGES _____

DATE APPLICANT(S) CONTACTED _____
 PERSON WHO CONTACTED APPLICANT(S) _____
 WHAT WAS THE BASIS FOR REFUSAL?

- UNFAVORABLE CRIMINAL HISTORY
- UNFAVORABLE CREDIT REPORT
- WAS THE APPLICANT GIVEN THE NAME AND ADDRESS OF THE REPORTING AGENCY? YES NO
- UNFAVORABLE REPORT FROM PREVIOUS LANDLORD
- UNFAVORABLE EMPLOYMENT REFERENCES
- INCORRECT INFORMATION SUBMITTED ON APPLICATION
- NUMBER OF OCCUPANTS
- NUMBER OR SIZE OF PETS
- OTHER (SPECIFY) _____

MANAGER'S SIGNATURE _____
 DATE SIGNED _____