

RENTAL APPLICATION

To be completed by Owner or Owner's Representative:

APARTMENT NUMBER ASSIGNED _____
 MOVE IN DATE _____
 FURNISHED _____
 UNFURNISHED _____
 DATE OF RECEIPT OF COMPLETED APPLICATION _____

INFORMATION ABOUT THE APPLICANT (RESIDENT)

GENERAL INFORMATION

Name _____ Social Security Number _____ School Attending, if applicable _____

Present Street Address _____ City _____ State _____ Zip _____

Phone Number _____ Email Address _____

Date of Birth _____ Drivers License No./State _____ OR Govt. Issued Photo ID No. _____

Expected year of Graduation: _____

Are you a (circle one): _____ Smoker / Nonsmoker

How did you hear about us? _____

Please identify preferred roommate(s): _____

Please state preferred floorplan(s): _____

Please list other occupants to reside in your unit under your lease:

Name	Age	Relationship
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Name	Age	Relationship
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EMPLOYMENT HISTORY (If Applicable)

Name of Present Employer _____ Street Address _____ City _____ State _____ Zip _____

Position Held with Present Employer _____ Monthly Income _____ Length of Employment _____

Supervisor's Name _____ Telephone Number _____

RENTAL/CRIMINAL HISTORY

Name of Present Landlord _____ Street Address _____ City _____ State _____ Zip _____

Telephone Number of Present Landlord _____ Date Moved In _____ Date Moved Out _____

Name of Previous Landlord _____ Street Address _____ City _____ State _____ Zip _____
 (immediately prior to the Present Landlord)

Telephone Number of Previous Landlord _____ Date Moved In _____ Date Moved Out _____

Have you ever (check if applicable; you represent the answer is "No" to any item not checked below):

- | | |
|--|---|
| <input type="checkbox"/> been evicted or asked to move out? | <input type="checkbox"/> received differed adjudication for a Felony? |
| <input type="checkbox"/> broken a rental agreement or lease contract? | <input type="checkbox"/> been convicted of a Felony? |
| <input type="checkbox"/> been or are currently delinquent to a previous landlord? | <input type="checkbox"/> been arrested for a Felony which has not been fully adjudicated (by dismissal, acquittal or conviction)? |
| <input type="checkbox"/> had more than 4 late payments or 2 returned checks for rent in the most recent 12 month period? | |

YOUR VEHICLE(S) If Applicant will be parking a vehicle on the property, please provide the following information:

Vehicle Type (car, motorcycle, truck) _____ Make of Car _____ Year _____ License Plate No. _____

EMERGENCY In case of emergency, notify (preferably a relative):

Name	Relationship	Home Phone No.	Work Phone No.
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If you become seriously ill or die, you authorize Owner to allow the person listed above to: (i) have access to your have access to your dwelling at a reasonable time and in the presence of Owner or the Owner's agent; (ii) remove any of your property found in your dwelling or in your mailbox, storerooms and common areas; and (iii) be refunded your security deposit, less lawful deductions.

INFORMATION ABOUT THE GUARANTOR

The Guarantor shall be: (1) the Parent or another person having such legal custody of Applicant, (2) the designee of such parent or other person, with written permission of such parent or other person, or (3) another person related to Applicant.

Name of Guarantor	Relationship to Applicant	Home Phone Number
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Street Address	City	State	Zip	Email Address
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Social Security Number	Birthdate	Signature
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AUTHORIZATION: Applicant represents that all of the above information is true and complete and authorizes the verification of same and the performance of a credit check on the Applicant by any means. Applicant acknowledges that false information herein may constitute grounds for rejection for this application, termination of right of occupancy and non-return of deposits. Applicant further acknowledge that an investigative consumer report including information as to character, general reputation, personal characteristics and mode of living, whichever are applicable, of the Applicant may be made and that any person on which an investigative consumer report will be made has the right to request a complete and accurate disclosure of the nature and scope of the investigation requested and also has the right to request a written summary of the persons rights under The Fair Credit Reporting Act. Applicant hereby authorizes Owner or Owner's agents to obtain and hereby instructs any consumer reporting agency designated by Owner or Owner's agents to furnish a consumer report under The Fair Credit Reporting Act to Owner or Owner's agents to use such consumer report in attempting to collect any amounts due and owing under the Lease or the Guaranty or for any other permissible purpose.

APPLICATION DEPOSIT AND NON-REFUNDABLE FEE:

Simultaneously with the execution of this Application, Applicant has paid:

Application Deposit (the "Application Deposit")	\$ _____	Check Number _____
Non-Refundable Application Fee	\$ _____	Check Number _____
Total	\$ _____	

Applicant acknowledges that Owner's acceptance of Applicant as a resident at the property is conditional upon: (i) Owner's acceptance of the Application; (ii) Receipt of an executed Resident Lease Agreement from Applicant; and (iii) if required by Owner, Receipt of an executed Guaranty of Resident Obligations. In the event any of these conditions have not been met, Owner shall have no obligation to lease to Applicant.

The Application Deposit is not considered a security deposit under this Application or Applicable Law. The Application Deposit will either be: (a) credited to the required security deposit and the non-refundable administration fee under this Application and a Resident Lease Agreement executed by Applicant; (b) refunded to Applicant as provided herein; or (c) retained by Owner as liquidated damages as provided herein.

Application Deposit Credited to Security Deposit and Non-Refundable Administration Fee

In the event that this Application is acceptable to Owner and Applicant meets all other conditions of occupancy, executes a Resident Lease Agreement with Owner and returns an executed Guaranty of Resident Obligations from an acceptable Guarantor, as and when required by Owner, \$ _____ of the Application Deposit shall be credited toward the security deposit identified in the Lease and \$ _____ of the Application Deposit shall be credited toward the non-refundable administration fee pursuant to the Lease. Owner reserves the right to declare any Guarantor unacceptable if Owner believes, in Owner's sole discretion, that Guarantor's credit history is unacceptable whether or not Guarantor has previously executed a Guaranty of Resident Obligations. If Owner determines that any Guarantor is unacceptable, in Owner's sole discretion, Applicant agrees to have another person execute the Guaranty of Resident Obligations, as a substitute or additional guarantor, with a credit history that is acceptable to Owner whether or not Guarantor has previously executed a Guaranty of Resident Obligations

Application Deposit Refunded

If the Application is not approved or if the Application is withdrawn within 3 days after signing this Application, the Application Deposit will be refunded to Applicant. In order to withdraw the Application, Applicant must provide written notice of withdrawal to Owner; such notice will only be effective on the date Owner actually receives such notice.

Application Deposit Retained by Owner

Owner shall be entitled to retain the Application Deposit as liquidated damages; in which case, all further obligations to lease the premises to Applicant shall be terminated if (1) the Application is withdrawn after 3 days after signing this Application, for any reason; or (2) the Application is accepted, but Applicant does not sign a Resident Lease Agreement; or (3) Applicant does not return an executed Guaranty of Resident Obligations as and when required by Owner. NOTWITHSTANDING THE FOREGOING, IN THE EVENT APPLICANT SUBMITS AN EXECUTED RESIDENT LEASE AGREEMENT BUT DOES NOT SUBMIT AN EXECUTED GUARANTY OF RESIDENT OBLIGATIONS AS AND WHEN REQUIRED BY OWNER, OWNER RESERVES THE RIGHT, BUT NOT THE OBLIGATION, TO EITHER: (I) WITHDRAW OWNER'S ACCEPTANCE OF THIS APPLICATION AND DECLARE THIS APPLICATION WITHDRAWN BY APPLICANT AND LEASE THE SPACE APPLIED FOR TO ANOTHER RESIDENT; OR (II) REQUIRE APPLICANT TO HONOR APPLICANT'S OBLIGATIONS UNDER AND COMPLY WITH ALL OBLIGATIONS OF THE RESIDENT LEASE AGREEMENT. Dated effective on the date Owner or Owner's representative has received a completed Application from Applicant, as indicated above.

OWNER:

Signature: _____

Name Printed: _____

Date: _____

APPLICANT:

Signature: _____

Name Printed: _____

Date: _____