

APPLICATION & OFFER TO RENT/LEASE REAL PROPERTY

This section to be filled out by leasing agent only:

Leasing Agent: _____ **Today's Date:** _____

Type of Pet	Pet Name	Pet Weight	Pet Deposit	Pet Rent	Utilities Paid by Resident
			\$	\$	Electric, Cable, Phone, Water, Sewer, Trash

Instructions to Applicant:

Please use black or blue ink. Each applicant must show satisfactory identification and one month's worth of pay-stubs at the time this application is submitted for processing.

APPLICANT 1 PERSONAL DATA: EMAIL ADDRESS: _____ **CELL PHONE:** _____

Full Name	Social Security Number	Drivers License Number	State	Birth Date
All other names by which you have been known:				

APPLICANT 2 PERSONAL DATA: EMAIL ADDRESS: _____ **CELL PHONE:** _____

Full Name	Social Security Number	Drivers License Number	State	Birth Date
All other names by which you have been known:				

MINORS TO OCCUPY THE PREMISES:

Full Name	Relationship	Birthday

APPLICANT 1 EMPLOYMENT AND INCOME HISTORY: (List ALL employers for the past 2 years. Start with present.)

Company Name or Source of Income	Address Please include city & zip	Phone Number	Position	Dates	Gross Monthly Income

APPLICANT 2 EMPLOYMENT AND INCOME HISTORY: (List ALL employers for the past 2 years. Start with present.)

Company Name or Source of Income	Address Please include city & zip	Phone Number	Position	Dates	Gross Monthly Income

RESIDENCE HISTORY: (List ALL residences for the past 2 years. Start with present.)

Street Address and Apartment #	City	State	Zip	Dates	Rent	Landlord Name & Phone #
					\$	
					\$	
					\$	



**The Meadows at Park Avenue
RENTAL APPLICATION**

ALL APPLICANTS WILL BE APPROVED ON THE FOLLOWING CRITERIA

A rental application must be processed on all prospective residents 18 years of age or older. Roommates will be evaluated on an individual basis. Legally married couples will be evaluated on an individual basis.

1. INCOME

As roommates, each must have gross income equal to one and one-half (1.5) times the amount of the rent. As a married couple or a single occupant with no roommate, the gross income must be equal to three (3) times the amount of rent). If not verifiable by employer, we require a copy of the previous years tax return/W2, or the past three months of paycheck stubs or bank statements.

2. EMPLOYMENT

A prospect must have verifiable current employment and six (6) months employment history, or a verifiable source of income. School (except high school) will be accepted as an alternative to employment history provided it can be verified.

Self employed, retired or other applicants must provide a financial statement from a CPA, the most recent year's tax statement or a third party professional verification from the source of the income. Copies of the most recent bank statement showing proof of ability to pay rent for the term of the contract may also be accepted. Monthly ending balance must not fall below the monthly rental rate multiplied by the number of months in the rental contract.

3. CREDIT

A credit report will be processed on each applicant. All applicants will be evaluated on a percentage system. The applicant can have no more than 30% negative credit on the current status of all accounts. Any account in default that is over one year old will be waived in determining percentage of negative credit. No credit history will be interpreted as good credit. If an applicant takes exception with credit findings, he/she is responsible for contacting the credit bureau. If the discrepancy can be cleared up, applicant will be considered on the basis of the new information.

4. RENTAL HISTORY

- a. Six (6) months verifiable history on current/previous address within last two years.
- b. Rental/home ownership history. Compliance with all terms of the lease/contract and community policies. Two (2) late payments and/or returned checks per year of residency is acceptable.
- c. Military housing is an acceptable alternative to rental history.

5. AN APPLICANT WILL AUTOMATICALLY BE DENIED FOR THE FOLLOWING REASONS

- a. Anyone having been evicted for causes by a landlord.
- b. Any unresolved debts to a previous landlord or mortgager.
- c. Anyone having been convicted of a felony for any violent offence, sex offense, drug offence and/or NSF offence..
- d. Falsification of any information on the rental application.
- e. Anyone currently in the process of filing a bankruptcy.
- f. Certain misdemeanors could result in an automatic denial.

6. OCCUPANCY

Maximum number of occupants per apartment:

- 1 Bedroom/1 Bath = 3 Occupants
- 2 Bedroom/2 Bath = 5 Occupants
- 3 Bedroom/2 Bath = 7 Occupants

If your household should increase by the birth, adoption, or legal guardianship of a child before the end of your rental agreement term, and it increases your household beyond the established size for that apartment type, you will be expected to: 1) transfer to an appropriate size apartment at the current rent for that apartment at the end of your lease term, or 2) terminate your contract with a thirty (30) day written notice to vacate your apartment at the end of your lease.

7. LEASE INITIATION FEE/HOLDING FEE

A lease initiation fee/holding fee is required and must be paid in full prior to moving in. 1,2 & 3 Bedrooms - \$199

If applicant is not approved, a check for the amount of the lease initiation fee/holding fee will be mailed within 30 days of receipt of deposit. The applicant has 48 hours to cancel without penalty, with written notice. After 48 hours, the entire fee is forfeited.

8. PET DEPOSIT/PET POLICY

Two pets will be allowed with a \$ 600 deposit of which \$ 300 is considered a non-refundable pet sanitation fee. There will also be a monthly pet rent of \$ 40 each. The pet may not weigh more than 50lbs pounds at full growth and is subject to management approval. All residents with a pet are required to submit a veterinarian statement establishing general health of the pet, the status of all shots, and must bring the pet to the management office to be photographed prior to applicant approval. The only exception would be pets which are designed as service animals as stated in ADA requirements.

9. RENT

All move-in amounts must be paid with a cashier's check or money order. If the deposit check is returned by the bank, the application will automatically be denied.

10. If a prospective resident fails to meet all, but meets at least three of the criteria listed in items 1 through 4c, the following option is available.

- a. The first full and last full month's rent must be paid in advance or a cosigner.

I (WE) HAVE READ THE ABOVE AND UNDERSTAND THE CRITERIA FROM WHICH MY (OUR) APPLICATION WILL BE APPROVED.

Applicant's Signature

Applicant's Signature

Owner's Representative

Date



