



RENTAL APPLICATION

Desired Unit Type : (Check one)

Date when filled out: _____

1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom 5 Bedroom or UNIT # _____

TENANT/APPLICANT INFORMATION

Full Name _____ Date of Birth ____ / ____ / ____
First MI Last

Gender Male Female Classification when lease begins: Freshman Sophomore Junior Senior Grad

Present Address _____
Street City State Zip Code

Cell Phone Number _____ Alternate Phone Number _____

Social Security No. _____ Passport I.D.: _____
(U.S. Resident) (International Resident)

Driver's License # and State _____ E-mail address: _____

Present Landlord / Dormitory _____ Landlord Phone Number _____

PERMANENT ADDRESS INFORMATION (If different than above)

Permanent Address _____
Street City State Zip Code

Permanent Phone Number _____

WORK INFORMATION

Employer _____ Phone Number _____

Work Address _____
Street City State Zip Code

GUARANTOR INFORMATION

Guarantor(s) [If parents, list both]: _____
First MI Last First MI Last

Address (if different) _____
Street City State Zip Code

Home/Cell (circle one) Phone Number _____ Work Phone Number _____

Relationship to Applicant _____ E-mail address _____

Social Security No. _____ Passport I.D. _____
(U.S. Resident) (International Resident)

MARKETING SOURCE

Why did you choose to live at the property? _____

Were you referred? Yes No If yes, by whom? _____

If no, how did you hear about the property? On the Internet _____ Signage _____
Name of website Location

Publication _____ Other _____
Name Describe

EMERGENCY CONTACT

Name _____ Relationship _____

Work Phone Number _____ Home Phone Number _____ Secondary Phone Number _____

Address _____
Street City State Zip Code

ROOMMATE INFORMATION

If you have already chosen your roommates, please list their name(s) below. Roommate choices must be mutual.

1.) _____ 2.) _____

3.) _____ 4.) _____

5.) _____ I would like to be roommate matched.

CREDIT HISTORY

PLEASE ANSWER THE FOLLOWING QUESTIONS:

- 1. Have you been denied credit in the past twelve months? Yes _____ No _____
- 2. Have you been delinquent with any creditor longer than 60 days? Yes _____ No _____
- 3. Have any creditors requested the assistance of a collection agency?
or attorney to assist in the collection of past due monies against you? Yes _____ No _____
- 4. Have you ever been sued by a creditor for past due monies? Yes _____ No _____
- 5. Have you ever moved owing rent to a previous landlord? Yes _____ No _____

If you have answered yes to any of the five questions above, please explain. _____

AGREEMENT

This application is for a lease on the following TERM: Start Date: _____ End Date: _____

Total Rent for Unit for TERM: \$ _____ in _____ equal installments of \$ _____

First Installment Payment Due: _____

Application Fee: \$ _____ Application Deposit: \$ _____

Notes:

Disclosure: APPLICANT agrees to allow LANDLORD to share all above information with LANDLORD’S electric provider. APPLICANT further agrees to allow LANDLORD to verify, by all means, the above information, before, during and after tenancy on matters relating to the lease. APPLICANT hereby declares that the above information is accurate and does hereby permit the LANDLORD and or its Agent to investigate his/her credit. Any falsifications or misrepresentations made anywhere on this rental application shall make this application and any subsequent lease agreement subject to cancellation at the option of LANDLORD.

Application Fee: APPLICANT has delivered to LANDLORD’S representative an Application Fee in the amount listed above. The Application Fee covers our administrative costs and is never refundable.

Approval: If APPLICANT and all co-applicants have already signed the LEASE at the time LANDLORD approves the Application, LANDLORD’S representative will notify APPLICANT of LANDLORD’S approval and will sign the LEASE. If APPLICANT and all co-applicants have not signed the LEASE at the time LANDLORD approves the Application, LANDLORD’S representative will notify APPLICANT of LANDLORD’S approval and will sign the LEASE when APPLICANT and all other co-applicants have signed.

APPLICANT and any co-applicant may not withdraw the Application. If before signing the LEASE, APPLICANT withdraws an Application or notifies LANDLORD that APPLICANT no longer wishes to rent the unit, LANDLORD will be entitled to retain the Application Fee, and the parties will have no further obligation to each other.

Guarantor: LANDLORD requires all TENANTS to have a legally bound Guarantor. Guarantor may be asked to provide proof of income equal to at least five (5) times the applicable rent. In the event that TENANT does not have a financially qualified Guarantor, TENANT must provide sufficient documentation showing proof of the following regarding TENANT’S financial status: 1) Monthly gross income of three (3) times the monthly rent amount; and 2) six (6) months of consecutive employment or proof of full-time student status. All TENANTS without a Guarantor will be required to pay an additional \$750 Security Deposit and/or pay the entire accelerated Lease amount up front.

Completed Application: An Application is not considered to be completed and will not be processed unless the Application Fee has been paid to LANDLORD. All co-applicants on the LEASE must also present completed and signed applications.

Non-approval: LANDLORD holds the right to deny applicants that have met any of the following criteria within the past two (2) years: 1) unpaid civil judgements; 2) unpaid rental housing debt, or a history of late rental payments; 3) unpaid evictions; 4) bankruptcies; 5) FACTA Act Fraud Alert. LANDLORD may notify APPLICANT concerning approval within 7 days after LANDLORD has received the completed application. Notification may be in person, via email, telephone or by mail unless APPLICANT has requested notification be made solely by mail. APPLICANT must not assume approval until APPLICANT receives actual notification of approval from LANDLORD. If APPLICANT or any co-applicant is disapproved, LANDLORD will not refund the Application Fee.

Roommates: Each roommate applying for the UNIT must qualify individually in all areas, regardless of the number of roommates applying for one UNIT.

Notice: Any notice from LANDLORD to APPLICANT or co-applicant is considered notice to all co-applicants; and any notice from APPLICANT or co-applicant to LANDLORD is considered notice from all co-applicants.

By signing this application, APPLICANT represents that APPLICANT has never: 1) been arrested for any assault, felony, sex-related crime, or criminal violation involving the sale or manufacture of illegal drugs that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision or pretrial diversion; 2) been arrested for any assault, felony, sex-related crime, or criminal violation involving the sale or manufacture of illegal drugs that has not been resolved by any method.

APPLICANT has had an opportunity to review LANDLORD’S rental selection criteria, which include reasons why the application may be denied. APPLICANT understands that if APPLICANT does not meet LANDLORD’S selection criteria or if APPLICANT fails to answer any question or give false information, LANDLORD may reject the application, retain all Application Fees, and terminate APPLICANT’S right of occupancy. LANDLORD may, at LANDLORD’S discretion, obtain a copy of APPLICANT’S credit report and/or criminal background report at any time during the TERM of the LEASE. TENANT’S rights to occupancy may be terminated during the TERM of the LEASE based on the results of these reports. LANDLORD may at any time furnish information to any consumer reporting agencies and other rental housing owners regarding APPLICANT’S performance of APPLICANT’S legal obligations, including any favorable or unfavorable information about APPLICANT’S compliance with the LEASE, the rules, and financial obligations. Fax signatures are legally binding.

APPLICANT’S Signature

Date

Signature of Owner’s Representative

Date