APPLICATION AND OFFER TO RENT/LEASE REAL PROPERTY

Managed by: Stout Management			t	THE PROPERTY:					APTS.					
Agent:			Telephone: (<u>702)</u>					Fax :(702)						
RESERVATION	INFORM	ATION:												
Address of Apartment/Unit:				Apt o	Apt or Unit #			City:			Zip:			
Rental Rate			fered:	ered: Intende Date:			ed Move In		Length of Lease Term:			Marketing Source:		
Instructions to A Use <u>black ink</u> . Exc Application must be identification to ow	cept for you e filled out I ner/manage	ENTIRELY r at the time	and CO this app	OMPLETI plication is	ELY by submit	each ir	ntended a processin	dult o	ccupant. E	ach Applic	cant must	show		
APPLICANT'S PI	ERSONAL	DATA) Home I	Home Phone (_				Work Phone					
E-MAIL ADDRES	SS, Applicai	nt:						o-App	licant:					
FULL NAME: FIRST-MIDDLE-LAST-					SOCIAL SECURITY			DRIVER LICENSE			STATE		BIRTH DATE	
SPOUSE:														
ALL OTHER NA	MES BY W	НІСН ҮОС	HAVE	BEEN KN	NOWN:			1						
OTHER PERSON	IS TO OCC	UPY THE	PROPI	ERTY										
FULL NAME RI				RELATIO	ELATIONSHIP D.			O.B. OCCUP.			OCCUPAT	ATION		
PREVIOUS ADDI	RESS HIST	ORY (List	ALL re	esidences f	or at le	ast the	nast 2 ve	ears. S	START W	TH PRE	SENT AD	DRI	ESS.)	
	STREET ADDRESS CITY			STATE	DATE IN		ì				ORD NAME AND PHONE			
EMPLOYMENT	HISTORY	(List ALL e	mploye	ers for the	past 2	years.	START V	WITH	I PRESEN	T EMPLO	OYER.)			
COMPANY NAME ADDRESS			S		PHON	PHONE		POSITION OR OCCUPATION		START/END DATE		MONTHLY WAGE		
7.4.4.2		112211222												
												-		
BANKING INFO	RMATION													
BANK OR S&L NAME BRANCH			H	PHONE					DATE OPENED		PRESENT BALANCE			
NEAREST RELA	TIVE REF	ERENCES	(NOT I	LIVING W	ITH YO	OU)								
FULL NAME REI			RELA	LATIONSHIP ADD			DRESS				PHONE			

Does your Emergency Contact AUTOMOBILES MAKE MAKE ACTIVE CREDIT ACCOUNT CREDITOR DO YOU INTEND TO INSTALL A SADDO YOU HAVE OR INTEND TO HAY HAS ANY CIVIL JUDGEMENT BEE DO YOU HAVE OR INTEND TO HAY	MODEL SS ATELLITE DI VE WATER F	MISS	YEAI	NTER Apt.;	#,In the Ev	ent of an EMERGE INS	URANCE C	PHO N O.	0		
AUTOMOBILES MAKE MAKE ACTIVE CREDIT ACCOUNT CREDITOR DO YOU INTEND TO INSTALL A SADO YOU HAVE OR INTEND TO HAT HAS ANY CIVIL JUDGEMENT BEE	MODEL SS ATELLITE DI VE WATER F		YEAI	R LIC	ENSE NUMBER	INS	URANCE C	0.			
AUTOMOBILES MAKE MAKE ACTIVE CREDIT ACCOUNT CREDITOR DO YOU INTEND TO INSTALL A SADO YOU HAVE OR INTEND TO HAT HAS ANY CIVIL JUDGEMENT BEE	MODEL SS ATELLITE DI VE WATER F		YEAI	R LIC	ENSE NUMBER	INS	URANCE C	0.			
MAKE ACTIVE CREDIT ACCOUNT CREDITOR DO YOU INTEND TO INSTALL A SADO YOU HAVE OR INTEND TO HAT HAS ANY CIVIL JUDGEMENT BEE	ATELLITE DI								ENED		
DO YOU INTEND TO INSTALL A SAD OYOU HAVE OR INTEND TO HAY HAS ANY CIVIL JUDGEMENT BEE	ATELLITE DI								ENED		
DO YOU INTEND TO INSTALL A SADO YOU HAVE OR INTEND TO HAT HAS ANY CIVIL JUDGEMENT BEE	ATELLITE DI VE WATER F	SH?	YEAR (OPENED		CREDITOR	Y	EAR OP	ENED		
DO YOU INTEND TO INSTALL A SADO YOU HAVE OR INTEND TO HAT HAS ANY CIVIL JUDGEMENT BEE	ATELLITE DI VE WATER F	SH?	YEAR (OPENED	(CREDITOR	Y	EAR OP	ENED		
DO YOU INTEND TO INSTALL A SADO YOU HAVE OR INTEND TO HAT HAS ANY CIVIL JUDGEMENT BEE	ATELLITE DI VE WATER F	SH?	YEAR (OPENED	(EREDITOR	Y	EAR OP	ENED		
DO YOU INTEND TO INSTALL A SA DO YOU HAVE OR INTEND TO HA HAS ANY CIVIL JUDGEMENT BEE	VE WATER F	SH?	YEAR (OPENED		CREDITOR	Y	EAR OP	ENED		
DO YOU HAVE OR INTEND TO HAY HAS ANY CIVIL JUDGEMENT BEE	VE WATER F	SH?									
DO YOU HAVE OR INTEND TO HAY HAS ANY CIVIL JUDGEMENT BEE	VE WATER F	SH?									
DO YOU HAVE OR INTEND TO HAY HAS ANY CIVIL JUDGEMENT BEE	VE WATER F	SH?									
DO YOU HAVE OR INTEND TO HAY HAS ANY CIVIL JUDGEMENT BEE	VE WATER F	SH?						Ť	1		
DO YOU HAVE OR INTEND TO HAT HAS ANY CIVIL JUDGEMENT BEE	VE WATER F	SH?						YES	NO		
HAS ANY CIVIL JUDGEMENT BEE					T. I. I. D. W.T. O.						
	·····										
DO YOU HAVE OR INTEND TO HA						THE PAST 10 YEARS?					
				UNIT? Type ar	nd Breed:			1			
HAVE YOU FILED FOR BANKRUPT								1			
HAVE YOU EVER BEEN EVICTED								+			
HAVE YOU EVER BEEN ARRESTEI					SDEMEANOR?						
IF ANY QUESTION ABOVE HAS BE	EEN ANSWE	RED "Y	ES", PLEAS	E EXPLAIN:							
The undersigned Applicant hereby understood that this Application is no executed after the approval of this A A non-refundable credit check fee of by Applicant to the owner/manager variation.	ot a Rental A pplication.	greem	ent/Lease a	nd that Applic	ant has no rights to sa		al Agreement		luly		
The <u>Application Deposit</u> is fully refull the Application Deposit is fully refull the Application Deposit. Application of the A	ındable with	in thirty	y (30) days	of receipt, if A	Applicant is rejected, o	or if written notice revo	king this offer				
Applicant represents all information agents to verify said information ar financial and character standing. investigating or supplying informati them all harmless from any suit or reservation or limitation, any and a request and will be held blameless a original.	nd make ind Applicant I on, from any reprisal wha Il such infor	epende nereby y liabili ntsoever mation	nt investigate releases over the whatsoe r. All hold they have	ations in pers wner/manager ver concerning lers, public an concerning A	on, by mail, phone, fa , his/her/its employee g the release and/or u and private, of any suc applicant and in so do	ax, or otherwise, to de es and agents and any se of said information h information are here bing, will be acting on	termine Appl and all other and further, we by authorized Applicant's l	er firms ovill defend to release	tal, credit, or persons I and hold e, without Applicant's		
NOTE: If this application is accepted CHECKS are accepted at move-in. verification at time of move-in.											
Pro-rate Rent	\$			Pet Rent		\$					
Additional Month Rent	\$		*	Application	on Fee	\$					
Utilities	\$			Garage/St	orage/Insurance	\$					
Pet Deposit (refundable)	\$			Washer D	ryer Rent	\$					
Security Deposit	\$				ons off rent only	\$<					
KEY/Gate Deposit				TOTAL I		\$					
Redecorating Fee (NR) (cleaning	g) \$				ECEIVED TODAY	\$<	>				
Qualifying Fee	\$				OUE AT MOVE-IN	· ·			5 \		
*(Charged if after the 25th of month)) ** Extra c	leposit	may be re	equired depe	nding on rental crite	rıa	(Revised	111-10-1	5)		
Dated	Applicant's Signature				A _I	Applicant's Name PRINTED					
Dated	nt's Si	gnature			Applicant's Name PRINTED						
Dated	Agent				COPY OF RENTAI	. CRITERIA GIVEN TO	APPLICANT: _				

STOUT MANAGEMENT PROPERTY SHOWN VALUE APARTMENT

GENERAL RENTAL AND OCCUPANCY CRITERIA GUIDELINES

Credit Approval Criteria

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 AND A NON-REFUNDABLE APPLICATION FEE PAID FOR EACH APPLICANT.

- 1. INCOME: Gross income per apartment must be 3 Times the amount of the monthly rent. If not verifiable by employer, we require a copy of the previous year's tax return/W-2 or the past one month of paycheck stubs or bank statements.
- 2. EMPLOYMENT: A prospect must have verifiable current employment and six months employment history or a verifiable source of income. Any applicant unable to meet this criterion may be accepted as a resident provided that their anticipated residency term is paid up front.
- 3. CREDIT: A credit report will be processed on each applicant. All applicants will be evaluated on a percentage system. The applicant must have 50% positive credit on the current status of all accounts. Any accounts, excluding judgements that are over two years old will be waived in determining percentage of credit. No credit history will be interpreted as good credit, but an additional deposit may be required. If an applicant takes exception with the credit finding, he or she is responsible for contacting the credit bureau. If the discrepancy can be cleared up, applicant will be considered on a basis of new information.
- 4. RENTAL HISTORY: Minimum of one year rental history consisting of no more that two (2) late payments per year

AN APPLICANT WILL AUTOMATICALLY BE DENIED FOR THE FOLLOWING REASONS:

- A. Anyone who has unresolved debts to a previous landlord/mortgagor and/or noncompliance with the terms of the lease/contract and/or community policies.
- B. Anyone that has been evicted by a previous landlord for cause.
- C. Anyone has been convicted of a felony within the past seven years.
- D. Falsification of any information on the rental application.
- E. Anyone currently in the process of filing a bankruptcy.
- 5. AGE: Applicants must be at least 18 years of age.

- 6. OCCUPANCY: Maximum number of occupants per apartment: 1 bedroom and one bath: 3 occupants; Two bedrooms and two baths: 5 occupants; Three bedrooms and two baths: 7 occupants. If for any reason, the number of occupants exceeds the maximum number for that floor plan, residents will have until the expiration of the lease term to transfer to the appropriate floor plan to comply with our occupancy limits.
- 7. SECURITY DEPOSIT: A security deposit is required and must be paid in full prior to moving in. If applicant is not approved, a check for the amount of holding will be mailed within 30 days. The holding deposit is non-refundable upon applicant cancellation after 24 hours.
- 8. PET DEPOSIT/PET POLICY: Pets may be allowed with a deposit, in addition to a monthly pet rent and/or a one-time fee. All residents with pets must have a pet agreement on file. (The only exception would be pets, which are designated, as service animals required to accompany a resident with a verified disability for the specific purpose of aiding that person).
- 9. GARAGES: Applicant agrees to management's assignment of garages spaces.
- 10. RENT: All move in rents, deposits, and fees must be paid by money order or cashier's check. If the bank returns the holding deposit check, application will automatically be denied.

Jan. 2001

a.