

Rental Application for Residents and Occupants

Each co-resident and each occupant over 18 must submit a separate Application.

ABOUT YOU

Full name (exactly as it appears on driver license or govt. ID card) _____

Former name (if applicable) _____

Gender _____ Birthdate _____ Social Security # _____

Driver license # _____ State _____

Government ID # _____ State (if applicable) _____

Home phone _____ Cell phone _____

Work phone _____ Email address _____

Marital status single married

U.S. citizen? yes no

Do you or does any occupant smoke? yes no

I am applying for the apartment located at _____

Is there another co-applicant? yes no

Co-applicant name _____ Email _____

Co-applicant name _____ Email _____

Co-applicant name _____ Email _____

Co-applicant name _____ Email _____

OTHER OCCUPANTS

Full name _____ Relationship _____

Birthdate _____ Social Security # _____

Driver license # _____ State _____

Government ID # _____ State (if applicable) _____

Full name _____ Relationship _____

Birthdate _____ Social Security # _____

Driver license # _____ State _____

Government ID # _____ State (if applicable) _____

Full name _____ Relationship _____

Birthdate _____ Social Security # _____

Driver license # _____ State _____

Government ID # _____ State (if applicable) _____

Full name _____ Relationship _____

Birthdate _____ Social Security # _____

Driver license # _____ State _____

Government ID # _____ State (if applicable) _____

WHERE YOU LIVE

Current home address (where you live now) _____

City _____ State _____ Zip _____

Do you rent or own? Beginning date of residency: _____ Monthly payment \$ _____

Apartment name _____

Name of owner or manager _____

Phone _____ Reason for leaving _____

Previous home address (most recent) _____

City _____ State _____ Zip _____

Do you rent or own? Dates: From _____ To _____ Monthly payment \$ _____

Apartment name _____

Name of owner or manager _____

Phone _____ Reason for leaving _____

YOUR WORK

Current employer _____

Address _____

City _____ State _____ Zip _____

Work phone _____ Beginning date of employment _____

YOUR WORK, continued

Gross monthly income \$ _____ Position _____
 Supervisor _____ Phone _____
 Previous employer (most recent) _____
 Address _____
 City _____ State _____ Zip _____
 Work phone _____ Dates: From _____ To _____
 Gross monthly income \$ _____ Position _____
 Supervisor _____ Phone _____

ADDITIONAL INCOME

(Income must be verified to be considered.)

Type _____ Source _____ Gross monthly amount \$ _____
 Type _____ Source _____ Gross monthly amount \$ _____

CREDIT HISTORY

If applicable, please explain any past credit problem: _____

RENTAL AND CRIMINAL HISTORY

Check only if applicable.

Have you or any occupant listed in this Application ever:

- been evicted or asked to move out?
- moved out of a dwelling before the end of the lease term without the owner's consent?
- declared bankruptcy?
- been sued for rent?
- been sued for property damage?
- been convicted or received probation (other than deferred adjudication) for a felony, sex crime, or any crime against persons or property?

Please indicate below the year, location, and type of each felony, sex crime, or any crime against persons or property for which you were convicted or received probation. We may need to discuss more facts before making a decision. You represent the answer is "no" to any item not checked above. _____

HOW DID YOU FIND US?

- Online search (website address) _____
- Referral from a person or locator? Name _____
- Social media (please be specific) _____
- Other _____

EMERGENCY CONTACT

Emergency contact person over 18 who will not be living with you:

Name _____ Relationship _____
 Address _____
 City _____ State _____ Zip _____
 Home Phone _____ Cell Phone _____
 Work Phone _____ Email Address _____

If you die or are seriously ill, missing, or incarcerated according to an affidavit of (check one or more) the above person, your spouse, or your parent or child, we may allow such person(s) to enter your dwelling to remove all contents, as well as your property in the mailbox, storerooms, and common areas. If no box is checked, any of the above are authorized at our option. If you are seriously ill or injured, you authorize us to call EMS or send for an ambulance at your expense. We're not legally obligated to do so.

YOUR VEHICLES

(If applicable)

List all vehicles owned or operated by you or any occupants (including cars, trucks, motorcycles, trailers, etc.)

Make _____ Model _____ Color _____
 Year _____ License # _____ State _____
 Make _____ Model _____ Color _____
 Year _____ License # _____ State _____
 Make _____ Model _____ Color _____
 Year _____ License # _____ State _____
 Make _____ Model _____ Color _____
 Year _____ License # _____ State _____

signed by all parties; OR, it will be refunded under paragraph 7 if the applicant is not approved; OR it will be retained by us as liquidated damages if you fail to sign or withdraw under paragraphs 4 and 5 of the Application Agreement.

3. **Fees due.** Your Application will not be processed until we receive your completed Application (and the completed Application of all co-applicants, if applicable) and the following fees:
- A. Application fee (non-refundable): \$ 60.00
 - B. Application deposit (may or may not be refundable) \$ _____
4. **Completed Application.** Your Application will not be considered "complete" and will not be processed until we receive the following documentation and fees:
- A. Your completed Application;
 - B. Completed Applications for each co-applicant (if applicable);
 - C. Application fees for all applicants;
 - D. Application deposit.

Authorization and Acknowledgment

I authorize The Gobi Apartments

(name of owner/agent) to obtain reports from any consumer or criminal record reporting agencies before, during, and after residency on matters relating to a lease by the above owner to me and to verify, by all available means, the information in this Application, including criminal background information, income history and other information reported by employer(s) to any state employment security agency. Work history information may be used only for this Application. Authority to obtain work history information expires 365 days from the date of this Application. You agree the information provided may be used for business purposes.

Payment Authorization

I authorize The Gobi Apartments

(name of owner/agent) to collect payment of the application fee and application deposit in the amounts specified under paragraph 3 of the Disclosures.

Non-sufficient funds and dishonored payments. If a check from an applicant is returned to us by a bank or other entity for any reason, if any credit card or debit card payment from applicant to us is rejected, or if we are unable, through no fault of our own or our bank, to successfully process any ACH debit, credit card, or debit card transaction, then:

- 1. Applicant shall pay a charge of \$ 50.00 for each returned payment; and
- 2. We reserve the right to refer the matter for criminal prosecution.

Acknowledgment

You declare that all your statements in this Application are true and complete. **Applicant's submission of this Application, including payment of any fees and deposits, is being done only after applicant has fully investigated, to its satisfaction, those facts which applicant deems material and necessary to the decision to apply for a rental unit.** You authorize us to verify your information through any means, including consumer-reporting agencies and other rental-housing owners. **You acknowledge that you had an opportunity to review our rental-selection criteria, which include reasons your Application may be denied, such as criminal history, credit history, current income and rental history. You understand that if you do not meet our rental-selection criteria or if you fail to answer any question or give false information, we may reject the Application, retain all application fees as liquidated damages for our time and expense, and terminate your right of occupancy.** Giving false information is a serious criminal offense. In lawsuits relating to the Application or Lease, the prevailing party may recover from the non-prevailing party all attorney's fees and litigation costs. We may at any time furnish information to consumer-reporting agencies and other rental-housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Lease, the rules, and financial obligations. Fax or electronic signatures are legally binding. You acknowledge that our privacy policy is available to you.

Right to review the Lease. Before you submit an Application or pay any fees or deposits, you have the right to review the Application and Lease, as well as any community rules or policies we have. You may also consult an attorney. These documents are binding legal documents when signed. We will not take a particular dwelling off the market until we receive a completed Application and any other required information or monies to rent that dwelling. Additional provisions or changes may be made in the Lease if agreed to in writing by all parties. You are entitled to a copy of the Lease after it is fully signed.

Images on our website may represent a sample of a unit and may not reflect specific details of any unit. For information not found on our website regarding availability, unit characteristics or other questions, please call or visit our office.

This Application and the Lease are binding documents when signed. Before submitting an Application or signing a Lease, you may take a copy of these documents to review and/or consult an attorney. Additional provisions or changes may be made in the Lease if agreed to in writing by all parties.

Applicant's signature

Date

| | |
|--|-----------------------|
| FOR OFFICE USE ONLY | |
| 1. Apt. name or dwelling address (street, city): _____ | Unit # or type: _____ |
| 2. Person accepting application: _____ | Phone: _____ |
| 3. Person processing application: _____ | Phone: _____ |
| 4. Date that the applicant or co-applicant was notified <input type="checkbox"/> by telephone, <input type="checkbox"/> by letter, <input type="checkbox"/> by email, or <input type="checkbox"/> in person of <input type="checkbox"/> acceptance or <input type="checkbox"/> nonacceptance: _____ <small>(Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person or by telephone, five days if by mail.)</small> | |
| 5. Name of person or persons notified (if there are more than one applicant, at least one of them must be notified): _____ | |
| 6. Name of owner's representative who notified the applicant: _____ | |
| Additional comments: _____ | |
| _____ | |
| _____ | |



Applicant Rental Criteria

Foresight Asset Management acts in accordance with the Federal Fair Housing Laws (Title VIII of the Civil Rights Act of 1968, as amended by Fair Housing Community Development Act of 1974). Discrimination based on race, color, national origin, religion, sex, familial status, handicap or any other state or locally protected classification is prohibited. Foresight Asset Management is committed to compliance with all federal, state and local fair housing laws. Foresight Asset Management uses verifiable information provided by an applicant combined with the Leasing Desk Screening program to determine whether an applicant qualifies and what, if any, conditions may apply. Our Applicant Rental Criteria requires all applicants to meet the following criteria in order to qualify for housing at our community. Please note that the criteria is subject to change and nothing in these requirements constitutes a guarantee or representation by our community that all residents residing in our community have met these requirements, as they may have resided here prior to these requirements going into effect. Additionally, our ability to verify whether these requirements are met is limited to the information we received from various applicant reporting services.

All applicants must be 18 and over unless protected by the familial status per the Fair Housing amendment. All adult members of the household must complete a Rental Application and each applicant must pay the application fee at the time of application submission.

Verification of Identity:

Valid government-issued photo identification must be presented by all applicants and guarantors over the age of 18. Our privacy policy is available to you upon request.

Occupancy Guidelines/Standards:

The maximum number of occupants permitted to dwell in an apartment shall not exceed two per bedroom. When renting to residents we will allow two persons per bedroom plus a person who is less than 12 months old. If you exceed our maximum occupants per bedroom because the person is older than 12 months at the end of the lease term, you must at that time qualify for a transfer to an apartment with more bedrooms if available.

Income/Employment History:

All applicants must have a combined gross income that is at least three times the resident paid portion of rent. Combined gross income of less than three times the resident paid portion may require an opportunity fee, additional deposit, guarantor or other condition. Acceptable proof of income is as follows:

- ❖ Four consecutive paycheck stubs for each applicant
- ❖ Job offer with salary (on company letter head with contact information)
- ❖ Most recent tax return or W-2 (additional information may be required)
- ❖ Six months of most recent bank statements
- ❖ Child support or alimony (Printed from OAG website or bank statements)
- ❖ Grants, pensions, trust funds
- ❖ GI benefits, disability, social security

Credit History:

All applicants must have established credit in good standing. Lack of established credit or negative credit may require an opportunity fee, additional deposit or other conditions. Items reviewed to determine eligibility are FICO score, check writing history, evictions, judgments and bankruptcies. Negative credit includes but is not limited to the following: Past due accounts, judgments, liens, write offs, rental collection or unresolved bankruptcy.

Rental/Mortgage History:

All applicants 18 years of age and over are required to sign the lease agreement. All applicants must have six months of satisfactory current rental or mortgage history from a verifiable source. An eviction or foreclosure could constitute cause for denial and forfeiture of all fees paid if not disclosed on the rental application. Less than six months of history or first time renters may be required to pay an opportunity fee, additional deposit or other conditions.

Criminal History:

A criminal background check will be conducted for each applicant 18 years of age and older. It is our policy to review applicants who pass all other rental criteria. Applicants with felony convictions or serious misdemeanor convictions for crimes against persons or property, drugs, assaults, weapons or crimes of a sexual nature may result in a denial of your application. The review process may require the applicant to complete additional paperwork for further review of the crime itself. We have a screening process that bases its conditional approvals upon the type of criminal conduct, age of conviction and history after conviction.

Guarantors/Co-Signers:

A guarantor/Co-Signer will be considered for lack of employment/income, rental history and/or credit. Guarantors must complete and application and meet all of the qualifications listed above with the qualifying income increased to five times the monthly market rent.

Non-Us Citizens/Foreign Nationals:

Foreign nationals/non-us citizens may be required to complete a supplemental rental application for non-us citizens and provide valid and current USCIS documentation and photo ID (passport, driver's license, US identification card, or identification card from home country).

Waiting list:

Leasing is based on a first come, first serve basis in accordance with the applicant rental criteria of our community. When there are





no vacant or available rental units, eligible applications will be placed on a waiting list. Our waiting list is closed/open considering the number of applications for each size or type of unit to fill anticipated vacancies for the coming 12 months. We will publicly announce the close or open of the waiting list.

Electronic Payments:

Foresight Asset Management requires electronic funds for your monthly rental payments. The management office does not accept checks, cash or money orders. You must make arrangements and create your account via our resident portal on our community website. In the event that you must make a payment directly to our management office, a convenience fee may be assessed.

Pet Policy:

An additional deposit and fee will be required for each domestic animal accepted within the weight limits. Monthly pet rent may also apply per pet. A maximum of 2 pets allowed per apartment. Non-acceptable canine breeds are: Pit Bulls, Rottweiler, Doberman, German Shepherd, Husky, Malamute, Akita, Wolf- Hybrid, St. Bernard, Great Danes, Chows, and Bull Mastiff. Unless proper documentation is provided in advance that the pet is a service animal and reasonable accommodation has been requested. A pet agreement on file is required.

Utilities:

Resident's are responsible for payment of their utilities. Refer to the lease agreement for utility stipulations.

"I hereby authorize Foresight Asset Management to obtain a consumer report, and any other information it deems necessary for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrests, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. I hereby expressly release Foresight Asset Management, and any procurer or furnisher of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies. I authorize Foresight Asset Management to bill my account for all fees associated with processing my application. By signing this document you acknowledge that you have had the opportunity to review the Applicant Rental Criteria. If you do not meet the rental criteria or have submitted incomplete or falsified application may lead to rejection of your application or immediate termination of your lease and any fees associated with processing the application will be forfeited as liquidated damages. This community will operate under an affirmative marketing plan. All Fair Housing Laws will be followed."

I/We have read and understand the above rental criteria and authorize verification of the application information. I/We agree to all terms above.

Applicant Signature

Date _____

Applicant Signature

Date _____

Applicant Signature

Date _____

Applicant Signature

Date _____

Owner's Representative Signature

Date _____

