

**APPLICATION AND OFFER TO RENT/LEASE REAL PROPERTY**

Managed by: **Stout Management**

**THE PROPERTY:**

**APTS.**

Agent: \_\_\_\_\_ Telephone: ( 702) \_\_\_\_\_ Fax :( 702) \_\_\_\_\_

**RESERVATION INFORMATION:**

Address of Apartment/Unit:		Apt or Unit #	City:	Zip:
Rental Rate \$ _____ per _____	Concessions Offered:	Intended Move In Date:	Length of Lease Term:	Marketing Source:

**Instructions to Applicant:**

Use **black ink**. Except for your signature, all information in this Application must be **PRINTED** in a clear and legible manner. One Application must be filled out **ENTIRELY** and **COMPLETELY** by each intended adult occupant. Each Applicant must show satisfactory identification to owner/manager at the time this application is submitted for processing.

**APPLICANT'S PERSONAL DATA** (\_\_\_\_\_) \_\_\_\_\_ (\_\_\_\_\_) \_\_\_\_\_  
Home Phone Work Phone

**E-MAIL ADDRESS, Applicant:** \_\_\_\_\_ **Co-Applicant:** \_\_\_\_\_

FULL NAME: FIRST-MIDDLE-LAST-	SOCIAL SECURITY	DRIVER LICENSE	STATE	BIRTH DATE
SPOUSE:				
ALL OTHER NAMES BY WHICH YOU HAVE BEEN KNOWN:				

**OTHER PERSONS TO OCCUPY THE PROPERTY**

FULL NAME	RELATIONSHIP	D.O.B.	OCCUPATION

**PREVIOUS ADDRESS HISTORY (List ALL residences for at least the past 2 years. START WITH PRESENT ADDRESS.)**

STREET ADDRESS	CITY	STATE	ZIP	DATE IN	\$ RENT/MO	LANDLORD NAME AND PHONE

**EMPLOYMENT HISTORY (List ALL employers for the past 2 years. START WITH PRESENT EMPLOYER.)**

COMPANY			POSITION OR OCCUPATION	START/END DATE	MONTHLY WAGE
NAME	ADDRESS	PHONE			

**BANKING INFORMATION**

BANK OR S&L NAME	BRANCH	PHONE	DATE OPENED	PRESENT BALANCE

**NEAREST RELATIVE REFERENCES (NOT LIVING WITH YOU)**

FULL NAME	RELATIONSHIP	ADDRESS	PHONE



# STOUT MANAGEMENT PROPERTY 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.