



OFFICE USE ONLY	
Desired Apt: _____	Move In Date: _____
Monthly Rent: _____	Notes: _____
Pet Fees: _____	_____
Lease Term: _____	Agent Initials: _____

RENTAL APPLICATION

APPLICANT **GUARANTOR**

Legal First Name: _____ Middle Initial: _____ Last Name: _____
 Social Security Number: _____ Birthdate: _____ Phone Number: (____) _____
 Email: _____ Gov't Issued ID #: _____ State: _____

List all others residing in the apartment:

NAME	RELATIONSHIP	SOCIAL SECURITY #	BIRTHDATE

RESIDENTIAL HISTORY - If you have not been at your current address for 6 months, please provide your previous address in the space below

Present Address: _____ City: _____ State: _____ Zip: _____
 Landlord Name: _____ Phone Number: (____) _____ Monthly Rent/Mtg Payments: _____
 Residency From: _____ Reason for Moving: _____
 Previous Address: _____ City: _____ State: _____ Zip: _____
 Landlord Name: _____ Phone Number: (____) _____ Monthly Rent/Mtg Payments: _____
 Residency From: _____ Residency To: _____

EMPLOYMENT HISTORY - If you have not been at your current employer for 6 months, please provide your previous employment in the space below

Present Employer: _____ Job Title: _____
 Street Address: _____ City: _____ State: _____ Zip: _____
 Start Date: _____ Gross Monthly Income: _____ Employer Phone: (____) _____
 Previous Employer: _____ Job Title: _____
 Street Address: _____ City: _____ State: _____ Zip: _____
 Start Date: _____ End Date: _____ Gross Monthly Income: _____ Employer Phone: (____) _____
 Additional Income/Source: _____

VEHICLE INFORMATION

Make: _____ Model: _____ Year: _____ Color: _____ Plate: _____ State: _____
 Make: _____ Model: _____ Year: _____ Color: _____ Plate: _____ State: _____

PET INFORMATION

Pets: YES NO How Many: _____ Type: _____ Breed: _____

OTHER INFORMATION

Emergency Contact: _____ Phone: (____) _____ Email: _____
 Street Address: _____ City: _____ State: _____ Zip: _____
 Relationship: _____

Applicant Signature: _____ **Date:** _____

Company Representative: _____ **Date:** _____

APPLICATION TERMS AND CONDITIONS ACKNOWLEDGEMENT



Welcome! Thank you for choosing our community! We are pleased to offer the convenience of applying for an apartment online or in-person. Even if you have not yet selected your apartment, you can still apply and we will assist you with selecting an apartment at a later date.

Applying is simple and easy – just complete the application online or in-person & pay the non-refundable application fee of: \$_____.

IDENTIFICATION

A valid government issued photo ID is required for all applicants and occupants 18 years of age and older. The final approval of applications require all applicants to provide a valid, government-issued photo identification prior to move-in. All occupants of the household eighteen (18) years of age or older must be listed as a lease holder. If you are applying online, you can upload a copy of your government-issued photo identification electronically.

OCCUPANCY

Maximum number of persons per apartment: 2 persons per bedroom plus 1 or as may otherwise be required by law.

This may vary based on the size and configuration of your rental unit. In the event of a change in the household/family status impacting the number of occupants, residents will have until the expiration of the lease term to transfer to the appropriate apartment to comply with occupancy limits.

CONSUMER CREDIT REPORT

This community uses RentGrow, Inc. to obtain your consumer credit report. Your consumer credit report contains information about you and your credit experiences. RentGrow may also obtain other relevant information about you including, but not limited to, information regarding any judgments entered against you. Based on an evaluation of your consumer credit report and any other relevant information, your application result will be "accept", "accept with conditions" (see below); or "decline". If your application result is "decline" or "accept with conditions", you will be given the name, address and telephone number of RentGrow, the agency that provided your consumer information to the management company, as well as other information required by law.

CONDITIONAL APPLICATIONS

If a RentGrow application recommendation is returned as "accept with conditions", you may be required to pay an additional security deposit to the current standard deposit, opt for an alternative security deposit (if available at the Community), pay a monthly conditional rent premium, or provide a co-signer.

DECLINED APPLICATIONS (if any of the following apply, the application may be declined);

- Unable to provide a valid government issued photo ID.
- Falsification of the Application.
- Anyone with an outstanding unpaid rental collection debt and/or utility collection debt.
- If the bank returns the application fee or reservation fee (if applicable).
- Anyone having an unsatisfied monetary judgment currently pending against them.
- A Non-U.S. citizen who does not provide the required documents.
- Bankruptcy filing that has not been dismissed or discharged.
- Criminal Record - Criminal convictions, depending upon the nature and severity of the offense and the time that has passed since the conviction occurred. In submitting this application you should also submit any information regarding a conviction for owner to consider (for example: evidence of rehabilitation, any mitigating factors, etc). An application may also be denied if the information provided is insufficient.

CO-SIGNER

- Co-signer must show verification to substantiate income equal to or greater than 4 times the effective rent.
- Co-signers must complete an application and be processed through RentGrow as a co-signer.
- Co-signers must sign the Guarantor Agreement but will not be a leaseholder and will not have access to the apartment.
- Co-signers may be accepted for applicants with a recommendation of "accept with conditions" or applicants that say "declined" for credit reasons.

INCOME

Applicants must substantiate income information provided on the application. Verifications may include, but not limited to the following:

- Two recent pay stubs from current employer
- Offer letters from employers with prior year W2
- Proof of government payments (e.g. welfare, disability, social security, etc.)
- Proof of retirement income
- Proof of self-employment income (e.g. prior year's tax return, financial statements, bank statements, etc.)
- Proof of student loan income
- If applying online, any of the foregoing documents can be uploaded electronically.

PETS

Except as required by law, restriction or prohibition on pets may apply. Please ask for further details.

SMOKING

Smoking may be restricted or prohibited in apartments and/or the community. Please ask for further details.

INSURANCE REQUIREMENTS

Renter's insurance is required as a condition of residency with a minimum liability coverage of \$300,000. Personal property coverage is not required but recommended. The renter's insurance policy must remain active throughout the term of the lease agreement. Keys to your new apartment will not be provided should there be a failure to provide proof of an active renter's insurance policy.

SECURITY DEPOSIT

- Upon application approval and execution of a lease, you will be required to provide the full amount of the security deposit.

AUTHORIZATION:

In submitting this application, you authorize the owners of the Community, management company, and/or its agent to (i) perform a background search (which may include credit, eviction, consumer, and/or criminal history), (ii) request/obtain/verify employment/salary information, current/prior rental history, and any other information necessary for the purpose of evaluating your application, and (iii) to furnish rental payment data to credit reporting agencies during the term of your lease. You also agree to notify us in the event circumstances change from the date of your application which may impact any aforementioned information. You agree to release the management company, owners of the community, and each entity's employees, attorneys, officers, directors and agents, from any liability in the use, procurement or furnishing of the information obtained hereunder and acknowledge such information may, if requested, be furnished to local, state, and/or federal government agencies.

CONSENT:

You consent to our mutual use of electronic communications, records, and signatures rather than paper documents for all forms in connection with your application and, if available, your apartment lease. You understand that your electronic signature is legally binding as if you had signed a paper document. You are also agreeing that we may contact you about your application and lease materials via the email address you provided and agree to keep such address as a valid working email address.

You hereby acknowledge and agree to all the terms set forth herein and in the attached application documents.

You further acknowledge that there may be other one-time or recurring charges that may be due in accordance with your residency, which may include pet, amenity, administrative, utility and potential other charges. Please consult with the Community for specific charges and other details that may apply to your residency.

"You", as used in this application, applies to each and every applicant for the subject apartment. Please note that completion of an application does not ensure approval for an apartment home, and neither completion nor approval of a lease application shall establish a landlord-tenant relationship. The owners of the Community/management company reserve the right to deny your application and/or terminate your lease if insufficient information is provided or available, misrepresentations are discovered, or if any information materially changes through the commencement date of the lease, and in any such event you may be entitled to a refund of any amounts paid. This Application together with the accompanying documents shall be deemed to be a part of your lease and incorporated therein. It is the policy of the owners of the Community and management company to treat all applicants and residents in a fair, professional manner, without regard to race, color, national origin, religion, sex, disability, familial status, or any other classification protected by applicable federal, state, or local law.

I hereby agree to provide the security deposit in the full amount of \$_____ upon execution of a lease agreement for apartment #_____ and such apartment will be removed from the apartment availability list.

Applicant Signature: _____

Date: _____

Company Representative: _____

Date: _____