



Thomson Management Rental Application

Address _____

Floor Plan _____ Lease Term: From _____ to _____

Above Office Use Only

Applicant Information (Please Print)

Applicant's Full Name _____
(Last Name, First Name, Middle Initial)

SSN# _____ - _____ - _____ Date of Birth _____ - _____ - _____

Phone# Where You Can Be Reached _____

Driver's License# _____ State Where Issued _____

Auto Make/Model/Color _____ Plate# _____

Current Residency Information

Current Address _____ Move-In Date _____

City, State and Zip Code _____ Home# _____

Do You Own Your Home? () Yes () No Monthly House Payment \$ _____

Do You Rent? () Yes () No Monthly Rent Payment \$ _____

Current Landlord's Name _____ Landlord's Phone# _____

When Are You Moving Out? _____ Why Are You Moving? _____

Have You Ever Been Evicted? _____ **Why?** _____

Previous Residency Information (2 Year Minimum Requirement)

Previous Address#1 _____ Move-In Date _____

City, State and Zip Code _____ Home# _____

Previous Landlord's Name _____ Landlord's Phone# _____

When Did You Move-Out? _____ Why Did You Move? _____

Previous Address#2 _____ Move-In Date _____

City, State and Zip Code _____ Home# _____

Previous Landlord's Name _____ Landlord's Phone# _____

When Did You Move-Out? _____ Why Did You Move? _____

Employment Information (2 Year Minimum Requirement)

Current Employer _____ Phone# _____

Address _____

Start Date _____ Job Title _____

Supervisor's Name _____ Supervisor's Phone# _____

Monthly Income Before Taxes \$ _____ Additional Monthly Income \$ _____

Previous Employer _____ Phone# _____

Address _____

Start Date _____ End Date _____ Job Title _____

Supervisor's Name _____ Supervisor's Phone# _____

Monthly Income Before Taxes \$ _____

General Information

Relative or Friend to Contact in Case of Emergency _____

Relationship _____ Phone# _____

Additional Residents (under age 18) Who Will Be Residing In Your Home

The Landlord has disclosed that there are no uncorrected code violations. Landlord's specific promises to repair are below.

I understand that if this application is accepted by the Landlord that I agree to sign the Landlord's lease or rental agreement. I warrant and represent that I am at least 18 years of age and that all statements herein are true and correct.

Applicant's Signature

Date

Copies of the proposed lease and addenda have been made available for review by the applicant.

Landlord will approve all applications within 3 business days provided that Landlord has complete information from the applicant(s). Should the Landlord be unable to process the application within 3 business days, Landlord must notify Tenant of the need to extend the process time.

FOR OFFICE USE ONLY

Leasing Agent _____

Application: Accepted () Denied () Canceled () Date _____

Date applicant notified of denial (end of next business day) _____

Manager Approval _____ Date _____

Reason for denial/cancel:

Earnest money returned by mail () in person ()

<i>Amounts Due</i>	<u>Amount</u>	<u>Date Paid</u>	<u>Amount Paid</u>	<u>Amount Due</u>
Application Fee	\$20.00	_____	_____	_____
Earnest Money	_____	_____	_____	_____
Pet Deposit	_____	_____	_____	_____
Amenity Fee	\$75.00	_____	_____	_____
Rent	_____	_____	_____	_____
Pet Rent	_____	_____	_____	_____
Garage Rent	_____	_____	_____	_____
Other	_____	_____	_____	_____
Total Due	_____	_____	_____	_____



***PLEASE READ THE FOLLOWING CAREFULLY
BEFORE SIGNING THIS RENTAL APPLICATION***

Equal Housing Opportunity: It is our policy to lease apartments to the public on a non-discriminatory basis, without regard to race, religion, creed, color, sex, disability, familial status, national origin, age, ancestry, sexual orientation, marital status or lawful source of income or any other class pursuant to federal state or local laws.

We practice equal opportunity.

Qualifying Criteria: The criteria listed below must be met in order for your application to be accepted. If any of the criteria is not met, your application to reside at our community may be denied.

1. **Credit:** An application review will include a consumer credit report from a nationwide consumer reporting agency. By applying, you authorize us to obtain such report and you agree to pay our actual cost, up to \$20.00 for such report.
2. **Criminal Background Check:** Our review will also include background check review of public databases with regard to criminal history. Your application authorizes us to conduct such criminal background checks. We reserve the right to deny any applicant whose tenancy we determine would constitute a direct threat to the safety of our other tenants or employees or whose tenancy would result in substantial physical property damage.
3. **Income:** Monthly rent shall not exceed 33% of the household's gross monthly income. All lawful sources of income, other than that derived from employment, must be verified in writing.
4. **Employment:** A consistent work history of two years and current employment income must be verified. If self-employed two years of tax returns or bank statements must be provided to verify income.
5. **Residence:** Present and previous residence must have a satisfactory two-year payment and residency history.

Application Approved by Management: Applicant(s) must sign a lease within 48 hours of approval. Should the approved applicant(s) not sign a lease, applicants would be subject to the forfeiture of their earnest money payments less costs accrued for the purpose of investigating applicants credit and criminal history and associated costs to re-renting the apartment.

Application Denied by Management: Management will return any earnest money payments less costs accrued for the purpose of investigating applicant's credit and criminal history. A copy of your credit report will be provided at your request. Management is not required to discuss credit reports, previous landlord references, criminal background reports or employment references with the applicant(s). Tenant(s) application will be denied if information provided is found to be false.

Lessee(s) Do Not Take Occupancy: Should the applicant(s) sign the lease but not take occupancy, applicant(s) would be subject to the forfeiture of their earnest money payments less costs accrued for the purpose of investigating applicants credit and criminal history and associated costs to re-renting the apartment. In addition, Lessee would be liable for all rents and monies due as described in their signed lease until the said apartment is re-rented. Landlord will make all attempts to mitigate damages.

I/We certify that all of the information given above is true and correct and I/we understand that my/our Lease Agreement may be terminated if I/we have made any false or incomplete statement(s) on this application. I/we authorize verification of this information provided in the application including; credit scores, credit bureaus, current and previous Landlords, current and previous employers and any other sources including but not limited to the sex offender registry.

By submitting this application, I hereby apply for the apartment as noted at the top of my application. I/we understand that I am required to leave an earnest money deposit with this application. The balance of any deposits, or any other rents are due prior to my accepting of keys for my apartment.

Applicant's Signature _____ Date _____