

***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 _____