

APPLICATION FOR APARTMENT HOME RENTAL

NOTE: This ENTIRE application must be completed or it may not be considered for acceptance. Please read and sign the Qualification Guidelines prior to completing application. All applicants over 18 years of age must submit separate applications.

Apartment:	Desired Mov	e-in Date: Earliest D	oate:	Latest	Date:	
Rental Rate: \$	Lease Term	·	Special Provis	sions:		
Last Name:		First Name:			MI: _	Sr./Jr.:
Social Security:	Date	of Birth://	Driver License	Number:		State:
Home Phone:	W	ork Phone:		Cell Phone:		
Best time & preferred p	hone to contact you:			Do you	have any p	ets? (Circle) yes or no
How did you learn abou	ut our community?				Breed: _	
OCCUPANTS: Tota	No. of Occupants:				Weight: _	
Name:	Relationship:		Sex:	Date of Birth: _		SSN:
Name:	Relationship:		Sex:	Date of Birth: _		SSN:
Name:	Relationship:		Sex:	Date of Birth: _		SSN:
Name:	Relationship:		Sex:	Date of Birth: _		SSN:
Name:	Relationship:		Sex:	Date of Birth: _		SSN:
HOUSING INFORMAT	ION:					
Present Address:			City:		State:	Zip:
How long have you live	d there?:	Rent: \$	Landlo	rd (Co. or person): _		
Landlord's Phone:			Landlord's Fax:			
Reason for moving?						
Previous Address:			City:		State:	Zip:
How long did you live to	nere?:	Rent: \$	Landlo	rd (Co. or person): _		
Landlord's Phone:			Landlord's Fax:			
Reason for moving?						
EMPLOYMENT INFOR	RMATION:					
Present Employer:			Address:			
City:		State:		Zip: _		
How long? F	Position:	Supervisor:		Sup	ervisor's Ph	none:
Human Resource Phor	ne:		Sala	ary: \$	pe	r
Previous Employer:			Address:			
City:		State:		Zip: _		
How long? F	Position:	Supervisor:	·	Sup	ervisor's Ph	none:
Human Resource Phor	ıe.		Sala	arv: \$	ne	r

VEHICLE INFORMATION:		
VEHICLE(S)/RECREATIONAL #1 (Make, Mo	odel, Color, Year):	
License Plate #1:	State:	
VEHICLE(S)/RECREATIONAL #2 (Make, Mo	odel, Color, Year):	
License Plate #2:	State:	
EMERGENCY CONTACT INFORMATION:		
Name:	Address:	
City:	State:	Zip:
Work Phone:	Home Phone:	Relationship:
Have you, your spouse, or any occupant listed in the	is application ever been evicted,	filed bankruptcy,been arrested for a felony or sex related crime?
Please date and list each:		
I understand that this application for an apartment i authorize verification of the information and referen check for all applicants. Should any statement made retained as compensation to the agent for holding	s subject to acceptance or denial. I herel ces given including the investigation of a de above be a misrepresentation or untrung the apartment off the market.	by state that the information set forth above is true and complete and professional credit check, arrest/convictions record and background e, the application will be immediately declined and the application fee will
It is understood the partial security deposit received resident does not move in on the starting date gives by the resident as compensation for holding the appull refund of security deposit. If I cancel after 72 ho	artment off the market. I understand I ma	armed if applicant is not accepted as a resident. If accepted and the edged as liquidated damages for non-performance and will be forfeited by cancel this application by written notice within 72 hours and received a posit.
I have submitted the sum of $$\underline{32.00}_{}$, which is a rental payment or security deposit and will be retained.	a non-refundable application fee for a cre ained by TMI to cover the costs of proces	dit check and other processing costs of this application. This sum is not sing the application whether my application is accepted or not.
I have submitted the sum of $$\underline{8.00}_{}$, which is rental agreement, I understand that all fees will be	a non-refundable administration fee, but i forfeited. I understand I will be charged r	not the application fee. If I cancel after 72 hours, or fail to enter into a ent from the agreed upon move-date.
determinging whether or not to lease an apartment	to me. I understand that should I lease a	employees, to obtain and verify my credit information for the purpose of in apartment, Aperto Property Management and its agent shall have the pancy history for account review puarposes and for improving application
APPLICANT SIGNATURE:		DATE:
LEASING SPECIALIST:		DATE:
	FOR OFFICE USE	ONLY
Apartment # Un	it Type: Appli	cant Last Name:
Person Accepting Application:		
Person Processing Application:		
		acceptance or non-acceptance:
Name of applicant who was notified:		
Name of owner's representative who notif	ied applicant above:	



Statement of Rental Policy / Qualification Acknowledgement

In order to assist your decision on your new home, we are providing a list of guidelines used to qualify residents for residency in our communities. Nothing contained in these requirements shall constitute representation by APERTO PROPERTY MANAGEMENT, LLC that all residents and occupants currently residing in our community have met or currently meet these guidelines.

FAIR HOUSING STATEMENT. APERTO PROPERTY MANAGEMENT, LLC and the Owner are committed to compliance with all federal, state and local fair housing laws. It is our policy to comply with all laws prohibiting discrimination, including those that prohibit discrimination based on race, color, religion, national origin, sex, familial status or disability.

IDENTIFICATION. Applicants must present a government issued photo identification card for all persons age 18 and older that will be living in the apartment.

APPLICATION AND FEE. A separate rental application must be completed, dated and signed by each applicant and any individual over the age of 18. All individuals 18 years of age, or legally considered an adult by law if not living with a legal guardian, are required to be made a party to the lease. Spouses may complete the same application. A non-refundable application fee and deposit are required at the time an application is submitted.

OCCUPANCY. Unit occupancy standards are as follows: Three (3) people max in a one bedroom apartment home, five (5) people max in a two bedroom apartment home and seven (7) people max in a three bedroom apartment home. The Company complies with applicable laws that require higher or lower occupancy ratios.

INCOME. All applicants must have a combined gross monthly income in an amount no less that (2 ½) times the monthly rental rate. Income must be verified by providing your last (8) pay stubs or written, verifiable documentation from your employer verifying your employment on company letterhead. A request for employment verification form is attached to this application which can be taken to place of employment and have it either faxed or emailed back to the office. Other acceptable forms of verifiable income may include: if self employed, your current tax return, court ordered child or spousal support, social security award letter, GI benefits, pensions, disability payments, trust funds, assets, three (3) months of current bank statements or other legal sources of income received on a regular basis that can be verified.

RENTAL HISTORY. Less than satisfactory rental history including, Evictions and/or Outstanding Debt to a previous landlord may result in automatic denial.

CREDIT HISTORY. Our screening agency evaluates credit, debt to income and rental history against indicators of future rent payment performance. Any unsatisfactory finding may result in the requirement of an additional deposit or denial.

GUARANTORS. Are only accepted for full time students. All guarantors must have a combined gross monthly income in an amount no less than (5) times the monthly rental rate. If a guarantor is needed, they must meet the entire qualifying criteria as presented herein. The guarantor must pay an additional application fee.

CRIMINAL HISTORY. A criminal background screening will be conducted for all applicants including felony and misdemeanor convictions and charges. The following offenses including deferred, convictions, charges and sex offender registrants will result in automatic denial.

<u>Crimes against Person</u> involving assault, homicide, kidnapping and sex related: **Felony convictions** within 50 years and charges pending trial within 5 years, **Misdemeanor convictions** within 10 years and charges pending trial within 5 years.

<u>Crimes Against Property</u> involving arson, burglary, motor vehicle theft, counterfeit, embezzlement, extortion, fraud, robbery, stolen property, destruction of property: **Felony convictions** up to 15 years and charges pending trial up to 5 years, **Misdemeanor convictions** up to 5 years and charges pending up to 3 years.

<u>Crimes Against Society</u> involving Obstruction of the Law, Disorderly Conduct, Drunkenness, DUI, Liquor Law, Pornography, Prostitution, Traffic, Trespassing, Drugs, Weapons, Peeping Tom: **Felony convictions** up to 15 years and charges pending trial up to 5 years, Misdemeanors involving Drugs, Weapons, peeping Tom convictions up to 5 years and charges pending trial up to 3 years.

<u>Offenses involving Drug/Narcotic Sale or Manufacture:</u> <u>Felony convictions</u> within 50 years, charges pending trial within 5 years, <u>Misdemeanor convictions</u> within 10 years, charges pending trial within 3 years.

PETS. Pet restrictions vary at each community. If you have pets, please see your leasing representative for more information.

Rental Scoring & Your Rental Application

We rely upon a "Rental Score" to estimate the relative financial risk of leasing an apartment to you. In addition to estimating risk, rental scores are an objective and consistent way of reviewing relevant applicant information, and help speed the application approval process.

How is my rental score determined?

Rental scoring systems assign points to certain factors identified as having a statistical correlation to future financial lease performance. Your rental score results from a mathematical analysis of information found in your credit report, application data, and previous rental history. Such information may include your bill-paying history, the number and type of accounts you have, collection actions, outstanding debt, and the number of inquiries in your consumer report. The final number, or rental score, represents an estimated level of risk as compared to the performance of other consumers in a range of scores.

Because your rental score is based upon real data and statistics, it is more reliable than subjective methods of evaluating your information. Rental scoring treats all applicants consistently and impartially. Additionally, your rental score never uses certain characteristics like-- race, color, sex, familial status, handicap, national origin, or religion as factors.

What can I do to improve my rental score?

Your rental score may change based upon changes of the underlying information. The total improvement, however, generally depends on how that factor relates to other factors considered by the scoring system. Nevertheless, to improve your rental score, concentrate on paying your bills on time, paying down outstanding balances, and not taking on new debt.

NOTIFICATION OF DENIAL OR CONDITIONAL APPROVAL

You have a right under the Fair Credit Reporting Act to a free copy of your consumer report from CoreLogic SafeRent, LLC, the reporting agency used by APERTO PROPERTY MANAGEMENT, LLC to evaluate your background information if the request is made no later than 60 days after you receive notification of a denial or conditional approval. In evaluating your application, information obtained from or through CoreLogic SafeRent, LLC, which may include credit information or consumer information from one or more of the credit bureaus or consumer reporting agencies, may have influenced APERTO PROPERTY MANAGEMENT, LLC decision in whole or in part. These consumer-reporting agencies and/or credit bureaus DID NOT make the decision to take adverse action and are unable to provide specific reasons why adverse action was taken.

Signature of Applicant	Date		
Signature of Applicant	Date		
Signature of Applicant	Date		

