

STANDARD APPLICATION FOR RENTAL/FUTURE HOMEBUYER

*****EACH ADULT APPLYING FOR OUR HOMES MUST COMPLETE A SEPARATE APPLICATION*****

PLEASE PRINT - ALL information must be completed. All blanks **must** be filled in. The decision to rent/lease-purchase/owner-finance to you will depend in great part on your past employment history, income, deposit/down-payment availability, references, and a little bit on credit. Only clean, responsive, and responsible people who pay rent/payments on time, need apply.

Address you are applying for: _____

Date of desired occupancy: _____

Would you like to take advantage of our owner financing, lease purchase, or rental programs? _____

How much of a down payment / deposit can you raise? _____

What monthly payment are you trying to work within for your house payment? _____

How did you find out about us? Sign : Newspaper : Friend : Other _____

YOUR PERSONAL INFORMATION

Full Name _____ Phone (_____) _____ Work Phone (_____) _____

Social Security Number _____ - _____ - _____ Current Driver's License # _____ State _____

DOB _____ Present Address _____ City _____ State _____

Zip _____ Email _____

How Long? _____ If renting, Apartment name/location _____ Phone: (_____) _____

Landlord/mgr's name _____ Alternate Phone: (_____) _____

Why are you leaving? _____

_____ Current Rent: \$ _____

Did you have any problems with your current landlord or home? If yes, please explain. _____

How many times have you been late paying the rent in the last year? _____ Are your payments current? _____

What one feature or amenity do you like about your current home? _____

Previous Address _____

City _____ State: _____ Zip: _____

How Long? _____ If renting, Apartment name/location _____ Phone: (____) _____

Landlord/mgr's name _____ Alternate Phone: (____) _____

Why did you leave? _____

Present Employer _____ Position: _____ How Long? _____

Address _____ Phone: (____) _____

Gross Monthly Income before deductions: \$ _____ Other Income: \$ _____ Source: _____

Former Employer _____ Position: _____ How Long? _____

Address _____ Phone: (____) _____

Why did you leave? _____

CREDIT REFERENCES: This can include store credit cards, rental stores, car loans, small loans, etc.

Bank _____ Acct #(s) _____ Branch _____ Checking: [] Savings [] Loan []:

City _____ State _____ Approx. Balance \$ _____ How Long? _____

Other Active Credit Ref: _____ Account # _____ Exp. Date: _____

Type of Account: _____ Credit Limit: \$ _____ How Long? _____ Are all payments current? YES : NO :

Other Active Credit Ref: _____ Account # _____ Exp. Date: _____

Type of Account: _____ Credit Limit: \$ _____ How Long? _____ Are all payments current? YES : NO :

Have you ever been evicted? YES : NO : Have you ever had a foreclosure/repossession? YES , Date _____: NO :

If yes, explain: _____

Have you ever filed for bankruptcy? YES , Date _____: NO : If yes, Chapter 7 or Chapter 13 ?

Explain: _____

Have you ever been convicted of a crime, other than a traffic violation? YES : NO :

If yes, explain: _____

PERSONAL REFERENCES - List three persons, *OTHER THAN YOUR RELATIVES*, that we may contact to verify your character.

Name _____ Relationship _____ Phone: (____) _____
Address _____ City _____ State _____ Zip _____

Name _____ Relationship _____ Phone: (____) _____
Address _____ City _____ State _____ Zip _____

Name _____ Relationship _____ Phone: (____) _____
Address _____ City _____ State _____ Zip _____

EMERGENCY - In an emergency you may contact (List two, other than spouse/roommate, nearest relatives first)

Name _____ Relationship _____ Phone: (____) _____
Address _____ City _____ State _____ Zip _____

Name _____ Relationship _____ Phone: (____) _____
Address _____ City _____ State _____ Zip _____

What is your plan for cases such as you can't pay the rent or in case of a bounced check? How would you handle that? _____

OTHER INFORMATION

HOW MANY OTHER PERSONS (INCLUDING CHILDREN) WILL BE LIVING IN THE RESIDENCE WITH YOU?

Name _____ Name _____
Name _____ Name _____
Name _____ Name _____

HOW MANY PETS DO YOU HAVE AND TYPE, I.E., DOGS, CATS, FERRET, FISH ETC?

Name _____ Type _____ Weight ____ lbs. Age _____
Name _____ Type _____ Weight ____ lbs. Age _____
Name _____ Type _____ Weight ____ lbs. Age _____

*** NOTE: No pets are allowed at any time on the premises without prior written Management consent and payment of fees - NO EXCEPTIONS**

Date of desired occupancy _____ Anticipated length of stay _____

Do you own: Vacuum cleaner : Lawn mower : Water bed : Musical instruments : Does anyone smoke? Yes : No :

List all motor vehicles, including recreational vehicles, to be kept at the property:

MAKE	MODEL	COLOR	YEAR	LICENSE PLATE #	STATE	MONTHLY PAYMENT
_____	_____	_____	_____	_____	_____	\$ _____
_____	_____	_____	_____	_____	_____	\$ _____
_____	_____	_____	_____	_____	_____	\$ _____

Free Upgrade Bonus/Referral Reward

Final Note: Our company offers a free upgrade or referral reward for residents who recommend anyone to us who decides to rent/purchase a home from us. Please give the name and phone number of a friend, relative, or co-worker who may be interested in one of our beautiful homes. We will contact that person and inquire about helping them with one of our other homes.

Name: _____
Phone: _____

The undersigned expressly agrees that if this application is approved applicant herewith agrees to rent this property. Applicant further agrees that if applicant is accepted by Management and then decides, for any reason, not to move into the premises, then all monies paid herewith shall be retained as liquidated damages since other prospective tenants may have been turned away and it may be necessary for Management to re-advertise the property and evaluate other applicants. Processing of application shall be as timely as possible and the results may be delivered via telephone, fax or mail. Once approved, applicant agrees to pay the balance of funds and complete the paperwork within 48 hours, otherwise management will assume that applicant has decided to forfeit the reservation/earnest money payment made herewith and will begin re-marketing the property. If applicant is not approved, all monies given herewith, less application fee shown above, shall be returned to applicant. Applicant understands and agrees that rent begins as of the day after application approval and will be prorated for the following month.

WHAT YOU NEED TO PROVIDE WITH THIS APPLICATION - A PHOTOSTATIC COPY OF MY DRIVER'S LICENSE OR PICTURE IDENTIFICATION CARD, SOCIAL SECURITY CARD, LATEST TWO PAY CHECK STUBS (OR IF SELF EMPLOYED LAST YEARS TAX RETURN) AND CREDIT REPORT OR ONLINE ACCESS ARE ATTACHED TO THE APPLICATION [], OR WILL BE PROVIDED []. NOTE: We recommend you use www.mvcreditkeeper.com or www.freecreditreport.com if you don't already have a copy of your credit report and create your account and provide us with your access info online. This will prevent us from lowering your credit score by pulling your credit.

I declare that the application is complete, true and correct and I herewith give my permission for anyone contacted to release the credit or personal information of the undersigned applicant to Management or their authorized agents, at any time, for the purposes of entering into and continuing to offer or collect on any agreement and/or credit extended. I further authorize Management or their Authorized Agents to verify the application information including but not limited to obtaining criminal records, contacting creditors, present or former landlords, employers and personal references, whether listed or not, at the time of the application and at any time in the future, with regard to any agreement entered into with Management. Any false information will constitute grounds for rejection of this application, or Management may at any time immediately terminate any agreement entered into in reliance upon misinformation given on this application.

Applicant's Authorization

Date

THANK YOU!

Thank you for completing our application for rent/purchase for one of our beautiful homes. Please sign above. Please note that a completed application requires submission of the above listed documents and must be provided with this application.