

RENTAL APPLICATION – AGREEMENT TO LEASE

Any misrepresentation shall be considered a default under the terms and conditions of the Lease Agreement at the option of the Landlord.

Property: _____ Apt. #: _____ Move in Date: _____ Lease Length: _____ Mo.

Rental Agent Name and Phone Number: _____

Specials: (Limited Time Only) _____

\$ _____ Rent per month - due payable on the first (1st) day of the month
\$ 600.00 Non-Refundable Community Fee – payable within 60 days of move-in.

Applicant agrees to:

- Pay the cost of credit/background check at time of submitting application.
- \$600.00 Apartment Holding Deposit is payable within 24 hours of the application approval. The Apartment Holding deposit will be applied as a credit to the rental account. If the applicant cancels move in within 3 days of approval, the application holding deposit is forfeited and will be applied as liquidated damages for holding and preparing the Premise.
- Execute a Lease, prior to entering into possession of said Premises.

Agreed to by: _____ (initialed by Applicant)

Applicant Information (Please Print):

Full Name: _____ Nickname/Maiden Name: _____

Social Security #: _____ Date of Birth: _____

Driver's License State/#: _____ Have you ever lived at another Mark IV community? _____

Name/Date: _____

May we Contact you via e-mail. Yes No Email Address: _____

Home Telephone #: _____ Cell Telephone#: _____

Current Address: _____ Currently Rent Own Home Live with Family

City: _____ State: _____ Zip: _____ How did you hear about us? _____

Current Address Tenancy From: _____ To: _____ Lease End or Home Sale Date _____

Did You Give 30 Days' Notice to Current Landlord? _____ Reason for Moving: _____

Landlord / Property Name: _____ Landlord Telephone: _____

Monthly Rent or Mortgage Payment: _____ Does it include utilities? _____

Do you have an outstanding rent balance? Yes No If Yes, How Much: _____

Employment (Please Print):

Present Employer Name _____ Supervisors Name: _____

Employers Address: _____ Telephone #: _____

Your Position Description: _____ Net Income: _____ Weekly / Monthly

Length of Employment: _____

2nd / Previous Employer Name _____ Supervisors Name: _____

Employers Address: _____ Telephone #: _____

Your Position Description: _____ Net Income: _____ Weekly / Monthly

Length of Employment: _____

Personal Finances (Please Print):

Other Income Source (account # & amount): _____

Checking/Savings – Bank Name & Account #: _____

Contact Information:**Relative Emergency Contacts**

Name: _____ Relation _____ Telephone #: _____

Name: _____ Relation _____ Telephone #: _____

Non-relative Reference Contact

Name: _____ Relation _____ Telephone #: _____

Household: Due to Town Zoning/Fire Codes All Occupants Must Be Listed (including minors):

Name: _____ Date of Birth: _____ Social Security #: _____

Name: _____ Date of Birth: _____ Social Security #: _____

Name: _____ Date of Birth: _____ Social Security #: _____

Name: _____ Date of Birth: _____ Social Security #: _____

Household: Vehicle Information:

Make/Model/Yr.: _____ VIN#: _____ Plate State & #: _____

Make/Model/Yr.: _____ VIN#: _____ Plate State & #: _____

Make/Model/Yr.: _____ VIN#: _____ Plate State & #: _____

Household: Pet Information:

Pet Type: _____ Breed: _____ Name: _____ Color: _____

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Breed Restrictions Apply. Please refer to the Pet Addendum.

Other Information:**1. Can your credit report be obtained from credit agencies? Yes No**

(In the event your credit report is locked, and we are required to obtain this information a second time fee will be charged.)

2. Have you ever been convicted of a crime (other than traffic infractions)? Yes No

(If yes, give details: _____)

Acknowledgment and authorization:

By signing this agreement:

I declare that all of my responses are true and complete. Any false statements or inaccurate information made on this application can lead to the rejection of my application and/or the immediate termination of my lease and further legal action. I authorize Landlord/Owner or agent, to verify this information (including employment, income, landlord, criminal and sex offender search).

I authorize the Landlord/Owner or agent, to obtain my Credit Report during the application period, lease period and throughout any period of indebtedness. I further authorize credit reporting agencies, past or present employers and landlords to verify or provide Landlord/Owner or agent, with any and all information requested, and such information may be verified or provided at the time of submission of my rental application, during the entire lease term and in the event that I enter into a Lease Agreement with Landlord/Owner, and thereafter as long as I owe any balance to Landlord/Owner. Landlord/Owner or agent may obtain information from any source and may exchange credit information with consumer reporting agencies. I agree to hold Landlord/Owner and any affiliates, harmless for any claims that may arise as a result of this investigation. I understand that this notice will also apply to future update reports that may be requested. All copies of statements and/or documents submitted or obtained in connection with this rental application will have full force and effect as though it were the original document.

I have read and understand all information and statements. I understand and acknowledge that Landlord/Owner has given me a full and fair opportunity to seek advice from legal counsel prior to signing this rental application.

Printed Name_____
Date_____
Signature



Resident Selection Criteria

- Fair Housing:** This community does not discriminate on the basis of race, color, religion, national origin, sex, handicap or familial status.
- Identity:** All applicants, co-applicants and co-signors/guarantors must present government issued photo identification at time of application.
- Consumer Credit Scoring:** Mark IV Enterprises uses an applicant screening service to evaluate your consumer report. Their product is a result-based, statistical scoring model that incorporates an applicant's credit profile, lease characteristics, and a database of landlord-tenant records. When a prospective resident applies to lease an apartment, there are three possible outcomes; the application will be, accepted, accepted with conditions (i.e., co-signor/guarantor or payment of first and last month's rent), or declined. If your application is declined, you will be given the name, address, and telephone number of the consumer reporting agencies which provided your consumer information to us.
- Social Security Number.** If your consumer credit report shows that you do not have a social security number or that there is not a match you may be required to produce additional documentation.
- Income/Employment Verification:** If your application is accepted or accepted with conditions, you will be required to verify your income by supplying a pay stub or other acceptable proof of income. If you are not able to verify your income or your income is contrary to that presented on your rental application, the acceptance of your lease application may be withdrawn. The total of all applicants' combined NET monthly income must be a minimum of 2.5 times the total rent. Guarantors must have a minimum of 4 times the total rent. Income to debt ratio of 40% is used to determine monthly expenses vs monthly income.
- Criminal History / Sex Offender Check.** If your rental application is accepted or accepted with conditions, we may check and review criminal records for all household members over the age of 18. This community reserves the right to investigate sex offender registries. The information gathered as a result of these checks could affect the approval of the application.
- Age Requirement:** Unless otherwise required by law, you must be at least eighteen (18) years of age to be the responsible party on a lease or to be a co-signor/guarantor.
- Occupancy Limits:** No more than two (2) people per bedroom may occupy the apartment.
- Pets:** Except as required by law, restriction or prohibition on pets may apply. Please consult the particular apartment community pet policies or rules.

Grounds for Denial or Special Provisions

Applications will be denied if the applicants do not meet Mark IV Enterprise's residency qualifications as stated in the above criteria.

Applications may be denied for any of the following reasons in addition to the above criteria:

- Misdemeanor or felony criminal background including, but not limited to, crimes against persons or property, theft/burglary, prostitution, history of violence, illegal controlled substances, harboring a fugitive and/or weapons.
- Inability to provide immigration documentation to verify legal entry in the United States and legal residency in the United States for the length of the lease term.
- Negative credit report, which may include a history of late payments, charge-offs, low credit score, and/or collection accounts. If all other criteria stated are satisfied, Credit scores shall be evaluated as follows:
 - Report Score 615+ shall be approved.
 - Report Score 500-615 shall be approved with first and last month's rent paid at time of lease signing or qualified guarantor.
 - Report Score below 500 shall be automatically declined.
- Refusal to occupy proper unit size in accordance with occupancy standards.
- History of property damage.
- Failure to move into the rent-ready unit on the agreed date.
- Waivers. Any requests for a waiver of these criteria must be in writing and should state the reason(s) supporting a waiver in detail and should include any supporting information or documentation.

Signing this acknowledgment indicates that you have read, understand and agree to the terms of the Resident Selection Criteria. The Resident Selection Criteria may include factors such as credit history, current income, criminal history and sex offender status. If you do not meet the qualifications of the Resident Selection Criteria, or if you provide inaccurate or incomplete information on the Residency Application, your application may be declined.

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date

