

RELEASE OF INFORMATION**COMMUNITY WHERE YOU ARE APPLYING: Heights at South LaSalle**

I authorize Screening Reports, Inc. (SRI) to do a complete investigation of all information provided on my application. I have personally filled in and/or reviewed all information listed on my application. A complete investigation may include any or all of the following: Credit Report, Criminal Record, Rental History References and Personal Interviews with references. I acknowledge that SRI provides reports to apartments and does not participate in the approval or denial process. I acknowledge that SRI monitors criminal activity and reports it promptly to the community. My signature below authorizes all entities listed on application to release rental, job history (including salary) and criminal record information.

ARBITRATION AGREEMENT ("AGREEMENT")

I agree to arbitrate all disputes and claims arising out of or relating to actions taken by SRI or its agents and assigns in acquiring and reporting information relating to my application. Before I seek arbitration, I will first provide written Notice of Claim or Dispute ("Notice") to SRI, 220 Gerry Dr., Wood Dale, IL 60191 ("Notice Address"). The Notice must: (a) describe the nature and basis of my claim or dispute; and (b) include all supporting documentation to substantiate the basis for my claim or dispute. If I do not reach an agreement with SRI to resolve the claim or dispute within 30 days after the Notice is received, I may commence an arbitration proceeding.

To the fullest extent permitted by applicable law, no arbitration under this Agreement shall be joined to an arbitration involving any other party subject to this Agreement, whether through class arbitration proceedings or otherwise. I may bring claims against SRI in my individual capacity only, and not as a plaintiff or class member in any purported class or representative proceeding.

The arbitration shall be governed by the Commercial Dispute Resolution Procedures and the Supplementary Procedures for Consumer Related Disputes of the American Arbitration Association ("AAA"), as modified by this Agreement, and shall be administered by the AAA. The AAA rules are available at www.adr.org or by writing to the Notice Address.

Applicant Name

XXX - XX - _____
Social Security# (Last 4 digits)

Date of Birth

Applicant Signature

Today's Date

ACKNOWLEDGEMENT

I acknowledge that obtaining information necessary to verify my application may require 24 to 72 business hours during standard operational hours for county, state or federal government entities. I understand that this window of time is outside the control of SRI and the apartment community where I submitted my application.

Applicant Initials _____

APPLICATION FOR APARTMENT RENTAL

This application is a 2-sided document, meant to be printed on 8½" x 14" paper.



THIS SECTION FOR OFFICE USE ONLY

Date App Received: _____ Apt # _____ Apt Type: _____ Market Rent: _____
Leasing Consultant: _____ Lease Term: _____ Move In Date: _____
Special/Concession: _____ Deposit Amount: _____

APPLICANT INFORMATION

Applicant Name: _____ Date of Birth: _____
(Last) (First) (Middle Initial)
Driver's License # & State: _____ Social Security #/Tax ID # _____ Marital Status: _____
Home Phone: _____ Cell Phone: _____ Email: _____
Spouse's Name: _____ Date of Birth: _____
(Last) (First) (Middle Initial)
Driver's License # & State: _____ Social Security #/Tax ID # _____

SOURCE & EXPECTED MOVE-IN

How did you hear about us? _____
(Please be specific. If you were referred by a current resident, please give resident's name.)
What Date Would You Like to Move In? _____

OTHER OCCUPANTS LIVING WITH YOU (ALL OCCUPANTS 21 YEARS OF AGE AND OLDER MUST FILL OUT A SEPARATE APPLICATION)

Name	Date of Birth	Relationship	Name	Date of Birth	Relationship
Name	Date of Birth	Relationship	Name	Date of Birth	Relationship

RESIDENTIAL HISTORY (INCLUDE DORMITORY RESIDENCY IF APPLICABLE)

Present Address: _____
(Street) (Apt#) (City) (State) (Zip)
Do you currently: ☐ Rent ☐ Own Monthly Rent/Payment: _____ How Long Have You Lived Here? _____
Present Landlord/Mortgage Holder _____ Mortgage Loan # (if applicable): _____
Landlord/Mortgage Holder Phone #: _____ Reason for Moving: _____
Previous Address: _____
(Street) (Apt#) (City) (State) (Zip)
Previous Landlord/Mortgage Holder _____ Mortgage Loan # (if applicable): _____
Landlord/Mortgage Holder Phone #: _____ Reason for Moving: _____
Have you ever been evicted from any Leased premises? ☐ No ☐ Yes, explain: _____

EMPLOYMENT INFORMATION (INCLUDE STUDENT STATUS IF APPLICABLE)

Applicant's Employer: _____ Position: _____ Salary: _____
Business Address: _____
(Street) (Suite #) (City) (State) (Zip)
Supervisor: _____ Phone #: _____ Employed From: _____ To: _____
Applicant's Previous Employer: _____ Position: _____ Salary: _____
Business Address: _____
(Street) (Suite #) (City) (State) (Zip)
Supervisor: _____ Phone #: _____ Employed From: _____ To: _____

Applicant Initial: _____ Spouse Initial: _____



Form: AM #150

Revised: May 13, 2011

EMPLOYMENT INFORMATION (INCLUDE STUDENT STATUS IF APPLICABLE)

Spouse's Employer: _____ Position: _____ Salary: _____

Business Address: _____

(Street) (Suite #) (City) (State) (Zip)

Supervisor: _____ Phone #: _____ Employed From: _____ To: _____

CREDIT AND LOAN REFERENCES (INCLUDE CREDIT CARDS & DEPARTMENT STORE CARDS)

Account Name	Account #	Address	Zip	Total Debt	Payments
					\$ per
					\$ per
					\$ per
					\$ per
					\$ per

VEHICLE INFORMATION

Number of vehicles you will be keeping at the Property: _____

Auto 1: Year: _____ Make _____ Model: _____ Tag #: _____ State: _____

Auto 2: Year: _____ Make _____ Model: _____ Tag #: _____ State: _____

Do you have any recreational vehicles (vans, boats, motorcycles)? Specify: _____

PET INFORMATION

Do you own any pets? ☐ No ☐ Yes, how many: _____ ☐ Cat ☐ Dog ☐ Other _____

Age: _____ Breed: _____ Color: _____ Weight at Maturity: _____

Age: _____ Breed: _____ Color: _____ Weight at Maturity: _____

EMERGENCY CONTACT INFORMATION

Emergency Contact Name: _____ Relationship: _____

Address: _____ Phone #: _____ Alt. Phone # _____

MISCELLANEOUS INFORMATION

Have you ever been convicted of a felony? ☐ No ☐ Yes, explain: _____

Has your spouse ever been convicted of a felony? ☐ No ☐ Yes, explain: _____

Have you ever filed bankruptcy or are you currently involved in a bankruptcy case? ☐ No ☐ Yes If yes, answer the below:

Type filed? ☐ Chapter 13 ☐ Chapter 7 Date Filed? _____ Has the bankruptcy been discharged? ☐ No ☐ Yes

APPLICANT REPRESENTS THAT THE INFORMATION SETS FORTH ON THIS APPLICATION IS TRUE AND COMPLETE. Applicant hereby authorizes verification of any and all information set forth on this Application, including release of information by any bank, savings and loan, employer (present and former) and any Lender. Applicant hereby waives all right of action for any consequences resulting from such information. All such information hereon and released as authorized above will be kept confidential by RAM Partners, LLC. Material misrepresentations on this application will constitute a default under the Lease or Rental Agreement between the parties. Applicant authorizes RAM Partners, LLC to obtain a background report, including information regarding credit and criminal history, in connection with this Application. This Application may be rejected based on information contained in the reports. This Application must be signed before it can be processed by RAM Partners, LLC.

\$ _____ is hereby submitted by the Applicant to RAM Partners, LLC as a Non-Refundable **Application Fee**. This sum is not a rental payment or deposit amount. In the event this Application is approved or declined, this sum will be retained by RAM Partners, LLC to cover the cost of processing the Application as furnished by the Applicant.

\$ _____ is hereby submitted by the Applicant to RAM Partners, LLC as a **Good Faith Deposit** in connection with this Application. If the Application is accepted, Applicant understands this Good Faith Deposit will be applied toward the payment of the Non-refundable Administrative Fee and the required Security Deposit when Applicant takes possession of the apartment. If for any reason RAM Partners, LLC decides to decline the Application, RAM Partners, LLC will refund the Good Faith Deposit in full.

Applicant understands that this Application can be cancelled within _____ hours and Applicant will receive a full refund of the Good Faith Deposit within _____ days of cancellation. If Applicant cancels after _____ hours of applying or if Applicant refuses to occupy the apartment on the agreed upon date, the Good Faith Deposit will be held until RAM Partners, LLC can determine if any expenses or rent loss were incurred due to the cancellation. These costs will be deducted from the Good Faith Deposit and the balance (if any) will be refunded to the Applicant.

Applicant's Signature* _____

Date _____

* Signature must be legal name, no nicknames

Spouse's Signature* _____

Date _____

THIS APPLICATION IS NOT A LEASE AGREEMENT



APPLICATION VERIFICATION

This page of the application is for office use only. Applicant Name: _____ Apt# _____

Application Verified By(Please Print Clearly): _____

All information will be verified thoroughly by completing the form below. The person obtaining the information will initial the “Verified By” column. After verification is complete, it will be given to the Property Manager for final approval/denial.

Application is to be verified and approved/denied within 72 hours of receipt of the application.

RESIDENCY REFERENCE VERIFICATION

Payment History	Rent Amount	Occupancy Length	Noise Complaints ?	Proper Notice Given?	Deposit Refunded ?	Dwelling Condition at Move Out	Spoke To	Verified By

EMPLOYMENT REFERENCE VERIFICATION

Applicant Present Employer:

Employer	Start Date	End Date	Salary	Title	Full Time?	Permanent?	Spoke To	Verified By

Applicant Previous Employer:

Employer	Start Date	End Date	Salary	Title	Full Time?	Permanent?	Spoke To	Verified By

Spouse Employer:

Employer	Start Date	End Date	Salary	Title	Full Time?	Permanent?	Spoke To	Verified By

Additional Income:

Income Type	Source	Amount	Is it consistent?	Spoke To	Verified By

CREDIT & LOAN REFERENCE VERIFICATION

Creditor	Balance	High	Rating	Spoke To	Verified By

SUMMARY & APPROVAL STATUS

Applicant’s Income: _____

Apartment Rent at Time of Move In: _____

Other Verified Income: _____

Does Applicant Meet Qualifying Income Standards? ☐ Yes ☐ No

Total Verified Income: _____

Application is: ☐ Approved ☐ Denied

Comments: _____

By: _____
(Signature of Verifying Associate)

Property Manager’s Approval*: _____

Date Applicant Notified*: _____

* Management must contact Applicant within three (3) days of completed and signed Application



QUALIFYING CRITERIA

I. PURPOSE OF THIS DOCUMENT

RAM PARTNERS, LLC ("RAM" or "we") offers the following information so that all applicants will have available to them a detailed statement of the RAM rental qualifying policies and procedures. Although we have attempted to make this document easy to read and understandable, some statements include formal language and/or legal terms. It is important that you review this document carefully before submitting a rental application, making certain that (to the best of your knowledge) you understand the rental qualifications stated herein. If you have any questions about our policies or about the information contained in this document, we encourage you to please contact any of our RAM management team. Please also note that these are RAM's current rental criteria, but nothing contained in these requirements shall constitute a guarantee or representation by RAM concerning current or prior residents. Our ability to verify whether these requirements have been met is limited to the information we receive from the various reporting/screening services used.

II. DEFINITIONS

The term "Applicant(s)" under these criteria means the adult persons that will be signing the apartment lease agreement as a resident. The term "occupant(s)" in these criteria means the person or persons that are authorized occupants under the apartment lease agreement. The term "Resident(s)" means the adult persons who have signed the apartment lease agreement.

III. CONFIDENTIALITY

RAM maintains a strict policy of confidentiality and privacy for our applicants and residents. We do not discuss information on applications with anyone other than the applicant (unless required by law). In addition, we do not discuss individual credit reports with an applicant in accordance with the provisions of the Fair Credit Reporting Act. If you would like to discuss or dispute anything in your credit report, you will need to contact the consumer-reporting agency that made that report.

IV. ROOMMATES/CO-RESIDENTS

Roommates/co-residents are considered for tenancy. In the event there are multiple applicants to reside in the same dwelling (i.e. roommates or co-residents), each roommate/co-resident must qualify individually on credit and criminal qualifications listed below. Roommates/co-residents must also qualify collectively per the income qualifications listed below. An additional security deposit may also be required for roommate/co-resident leases. As stated in the apartment lease agreement, each roommate/co-resident will be equally responsible for all terms and conditions of the lease, specifically including rent. A roommate/co-resident shall not be released from the apartment during any portion of the lease without the remaining roommate/co-resident qualifying individually or a new qualified roommate/co-resident is added, under the RAM Partners, LLC qualifying criteria and terms. To release a roommate/co-resident from the apartment lease agreement the proper Roommate Release Addendum must be signed and agreed upon by all parties including Management.

V. SOCIAL SECURITY NUMBER AND/OR RESIDENCY REQUIREMENT



For U.S. citizens, each applicant must have a United States government issued Social Security number in order for the verification process to begin for an application. For non-U.S. Citizens, verifiable employment history will be required as well as residence history as stated below (also required is a copy of a valid passport and/or work visa with validity dates through the term of the lease and/or the Applicant's current Green Card). All residents must be legally authorized to reside and work in the United States.

VI. FAIR HOUSING POLICY

The Fair Housing Act protects people from discrimination when they are renting, buying, or securing financing for any housing. The prohibitions specifically cover discrimination because of race, color, national origin, religion, sex, disability and familial status. RAM supports the Fair Housing Act and RAM does not discriminate in any way based upon race, religion, color, sex, national origin, familial status, disability, age, marital status, sexual orientation, or any other classification protected by federal, state, or local law applicable in the jurisdiction where the apartment home is located.

RAM's policy is to make reasonable accommodations in rules, policies, practices, or services when necessary to provide disabled persons with equal opportunity in the use and enjoyment of an apartment. Such accommodations may include public and common areas. The Resident must request and obtain permission from RAM for any accommodation or modification PRIOR to implementing the same. In general, the expense of physical modifications to the apartment or apartment community is the responsibility of the Resident, with some exceptions. The Resident does not have an absolute right to the specific accommodation or modification requested and RAM has the right to offer a substitute or alternate accommodation or modification with conditions that will provide adequate assurance for the safety, health, and well-being of other Residents, occupants, social guests, invitees, and RAM employees. In general, the expense of returning the apartment or apartment community to its original state after physical modifications is the responsibility of the Resident, with some exceptions.

It is RAM's express policy that a Resident or occupant with a disability is allowed to have an animal to assist with that person's disability, unless the animal has a history of dangerous, vicious, or unsafe behavior. If the nature of the disability is not obvious or the manner in which the animal will provide assistance is not clear, RAM has the right to request verification of need from the Resident/occupant's qualified health care provider. If applicable, animal restrictions, including breed and weight, may be waived by RAM for an approved service/assistance animal. No additional pet rent, fee or security deposit is required for an approved service/assistance animal. For approved service/assistance animal(s), Resident agrees and understands that (a) a Pet, Service, or Assistive Animal Addendum must be executed PRIOR to keeping the animal in the Apartment; (b) that Resident must adhere to all rules for the animal as set forth in the Pet, Service, or Assistive Animal Addendum and; (c) that Resident is responsible for all damages exceeding normal wear and tear caused by keeping such a service/assistance animal in the Apartment. A person engaged in the training of a service dog or guide dog is permitted to the same reasonable accommodation for housing as a disabled person, not to exceed one dog, as outlined above.

A Resident or occupant with a disability with a vehicle that assists with his / her disability will allow that vehicle on our property. We will designate a reserved, handicapped parking space as close to the apartment home, as possible.



RAM will provide reasonable auxiliary aids upon request where necessary to give tenants and applicants with disabilities equal opportunity to receive and/or enjoy the apartment which may include such aids as visual alarms, tactile signs, visual doorbell, large print/Braille, and/or recordings (personal aids, however, are not included such as hearing aids, computer, eyeglasses, etc).

VII. HOW TO APPLY TO RENT AN APARTMENT FROM RAM

If you wish to apply for an apartment, each adult person (21 years or older) must do the following:

1. Submit an Application and answer all questions on the form;
2. Provide the supporting documentation requested by RAM;
3. Pay a non-refundable rental APPLICATION fee (see below);
4. Pay a non-refundable rental ADMINISTRATION fee (see below).

VIII. HOW AN APPLICATION MAY BE SUBMITTED

Applications may be submitted online through the RAM website or in person at the leasing office where the apartment is located. As discussed below, income, credit, criminal and rental history will be investigated and verified. These verifications will be part of the application process once your application has been submitted.

IX. FEES AND DEPOSITS FOR APPLICATION

1. THE "RESERVATION DEPOSIT"

Each RAM property will determine if a RESERVATION deposit will be submitted with application for residency. Please be advised that the RESERVATION deposit of \$250.00 is non-refundable (meaning that it will not be returned once your application is submitted) subject to RAM's "Cancellation Policy" and RAM's "Criminal History Denial Policy" set forth below. If the application is accepted, the RESERVATION deposit will be applied toward payment of the security deposit. If for any reason Management decides to decline the application, Management will refund the refundable portion of the RESERVATION deposit. If the applicant(s) fail to occupy the premises on the agreed-upon date (except for delays caused by the holding over of a prior resident), Management will apply the deposit to its damages.

2. THE "APPLICATION FEE"

Each RAM property will determine its APPLICATION fee which shall be applicable to all applicants. An APPLICATION fee is required for each apartment application prior to processing. Please be advised that the rental APPLICATION fee of \$75.00 is non-refundable (meaning that it will not be returned once your application is submitted) with the sole exception being RAM's "Criminal History Denial Policy" set forth below. If you are required to have a Guarantor in order to lease an apartment, the Guarantor must also pay an APPLICATION fee, which is also non-refundable. Because there is only one exception to this policy, it is important that you review this document carefully before submitting a rental application, making certain that (to the best of your knowledge) you understand the rental qualifications stated herein.

3. THE "ADMINISTRATION FEE"

Each RAM property will determine its ADMINISTRATION fee which shall be applicable to all applicants. An ADMINISTRATION fee is required for each apartment application prior to

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processing. Please be advised that the rental ADMINISTRATION fee of 250.00 is non-refundable (meaning that it will not be returned once your application is submitted) subject to RAM's "*Cancellation Policy*" and RAM's "*Criminal History Denial Policy*" set forth below. If you are required to have a Guarantor in order to lease an apartment, the Guarantor may also pay an ADMINISTRATION fee, which is also non-refundable. If for any reason Management decides to decline the application, Management will refund the ADMINISTRATION fee. Because there are very few exceptions, it is important that you review this document carefully before submitting a rental application, making certain that (to the best of your knowledge) you understand the rental qualifications stated herein.

X. CANCELLATION AND CRIMINAL HISTORY DENIAL POLICY

CANCELLATION POLICY: Written cancellation of an application received by RAM management within seventy-two (72) hours after the application has been submitted will receive a full refund of the ADMINISTRATION fee and the RESERVATION deposit. This refund will be issued within thirty (30) days after the date your written cancellation is received. Otherwise, the RESERVATION deposit and ADMINISTRATION fee are non-refundable.

CRIMINAL HISTORY DENIAL POLICY: In the event that the application is denied due to an applicant(s)' criminal history, then RAM will refund any RESERVATION deposit, APPLICATION fee and the ADMINISTRATION fee. This refund will be issued within thirty (30) days after the denial date of the application.

XI. APPLICATION REVIEW PROCESS

RAM evaluates every application in the following manner:

1. Upon receipt of your complete application, APPLICATION fee (if applicable), RESERVATION deposit (if applicable) and ADMINISTRATION fee (if applicable), RAM will process your application by checking your credit reports, criminal history, employment and rental references to confirm that the rental criteria have been met.
2. RAM may use an independent vendor or company to conduct credit, criminal, employment and/or rental history/references to evaluate whether you meet rental criteria.
3. If rental criteria have been met, RAM will approve your application and notify you of the approval.
4. If rental criteria have not been met, RAM will decline your application and notify you of the denial.
5. RAM reserves the right to approve your application with additional conditions such as an additional security deposit.
6. The approval/denial process can take 1-3 business days depending upon availability of references and/or reporting services.

XII. CREDIT HISTORY & SCORING

Information about you and your credit experiences, such as your bill-paying history, the number and type of accounts that you have, late payments, collection actions, outstanding debt, and the age of your accounts is collected from your credit report. RAM uses a third-party applicant screening service to



determine whether credit criteria have been satisfied. This third-party applicant screening service uses an automated credit scoring system to determine whether an application is accepted or denied, whether further verification is needed and if an additional security deposit or guarantor is required.

The following credit score criterion applies to all applicants:

There can be no judgments, tax liens, evictions, unpaid housing debt, or repossessions within a two (2) year period prior to application, unless paid, satisfied, or proof of satisfactory arrangements from the payment of same have been made. There can be no pending bankruptcy and any bankruptcy case final order must be at least two (2) years prior to the application. Applicants with no established credit that meet the income criteria and the rental history criteria may be approved under some circumstances. An extensive, negative credit history is grounds for the denial of an application. In keeping with our policy of confidentiality and privacy, we do not discuss individual credit reports with an applicant. If you would like to discuss or dispute anything in your credit report, you will need to contact the credit bureau that made the report. At your request, we will provide you with the name and address of that credit bureau.

XIII. EMPLOYMENT/INCOME REQUIREMENT

Your monthly income must be at least 3 times the market rent of the unit. Gross combined income for roommates/co-residents may be used and must equal at least 3 times the market rent. Each roommate/co-resident will be responsible for the entire rental payment and each must execute the lease agreement. No partial or split payments will be accepted. If unemployed or retired, proof of a source of income will be required.

Income may be verified by RAM upon request (and you must submit documents upon request by RAM) through use of one or more of the following:

1. Records of Earned Income
 - a. Paycheck Stub(s);
 - b. W-2 Forms;
 - c. Income Tax Return (state and/or federal);
 - d. Wage Tax Receipts.
2. Records of Other Income
 - a. Pension and Annuities (latest check stub from issuing institution);
 - b. Social Security (current award letter or benefit letter or proof of income letter);
 - c. SSI award letter (proof of income letter);
 - d. Workers Compensation;
 - e. Alimony (certified copy of Court Order);
 - f. Child Support (certified copy of Court Order);
 - g. Income from Assets (credit unit/bank, S&L, statements, etc).
3. Asset Information
 - a. Bank Statements;
 - b. Stock/Bond Certificates;
 - c. Mortgage Note;
 - d. Income Tax Return;
 - e. Certificate of Deposit.



RAM reserves the right to verify current salary with employer or by copies of six (6) months of current and consecutive check stubs. All additional sources of income may also be subject to verification. If you are self-employed or retired, RAM may require proof of income by furnishing copies of federal income tax returns and/or other verifiable documentation acceptable to us.

XIV. RENTAL HISTORY REQUIREMENT

Applicant must have _____ year(s) verifiable rental history. Documented lease violation(s) will result in denial (i.e., any negative rental history is grounds for the denial of an application). Negative rental history includes, but is not limited to, the following: NSF checks (within the last 5 years), late rental payments (within the last 2 years), noise complaints (within the last 5 years), unfulfilled lease term(s) (within the last 5 years), history of disruptive behavior (within the last 5 years), poor housekeeping practices (within the last 5 years), false or fraudulent statements (no time limitation) and/or eviction proceedings (within the last 5 years).

XV. CRIMINAL HISTORY SCREENING POLICY

RAM has an interest in protecting the residents and others on the apartment property from crime. Depending on the nature of the crime committed, how long ago that occurred, the specific facts involved, likelihood of someone committing another crime, and other factors, you may not be able to live on our property.

RAM has the right to perform a criminal background search of each person who will be a resident and/or occupant of the apartment community. RAM may not allow persons who have a recent criminal history from living on a community based on criteria outlined below and as accepted by Fair Housing Guidelines.

Even if you have been a resident on our property prior to this time, if you are convicted of a crime since the time you moved-in or reapplied, it could result in denial of your application. If your application is denied because of a criminal history, you will be advised of the basis of the disqualification, which company provided that information to us from the criminal background search, and afforded an opportunity to dispute that you are the person identified in the search; that the records are inaccurate; or provide us with your own statement and explanation of what occurred and why we should review the decision to decline your application.

When requesting us to review a denial of your application, you should submit a signed and dated statement or other evidence that provides us a basis for the review. If you dispute the denial because your name has been confused with another person who committed the crime or your name was used for identity theft, it will be your responsibility to contact the consumer reporting agency that provided the information and take appropriate steps to correct your credit file. If you were convicted but believe other factors show you are not a risk to the community, then you should submit a written statement outlining those considerations, including, but not limited to, your rehabilitation or treatment; community involvement, support, and ties; and employment history, stability, or training.

RAM does not decline rental applications based *solely* on an *arrest* record. An arrest is only an accusation that a crime was committed. It is our policy to look only at actual *convictions*. A conviction means that there is a finding or adjudication of guilt by a court. However, if the arrest is recent and for a



serious crime, we have the right to investigate *the facts pertaining to the charge* and ask you or others to provide us with a statement regarding what occurred. So, we have the right to decline a rental application based on the actual underlying facts related to the arrest if the facts have a bearing on whether you are qualified to live in this community even if the arrest has not resulted in a conviction.

RAM will first run a credit screening check. If you qualify under the credit screening, then RAM may perform a criminal background check on you (and/or anyone 21 years or older who will live in the apartment). Your application will not be approved unless you are qualified as to all of the rental criteria and all residents/occupants of the apartment over the age of 21 pass the criminal background check.

In general, RAM will not deny a rental application based on a single (or lesser and related included) offense which is over seven (7) years old. However, we will consider multiple offenses within a ten (10) year period as a disqualification. The look back period will start ***from the date of your rental application going back to either: the date of the crime, conviction, completion of probation or parole, or release from jail or prison, whichever is later.***

In general, RAM will not consider misdemeanors unless they are of a violent, aggravating or serious nature or you have multiple misdemeanors over a period of ten (10) years.

Below are the kinds of crimes that may preclude you from living here.

Crime-Against-Persons within a ten (10) year period:

1. Assault and Battery (Felony, not misdemeanor);
2. Domestic Violence;
3. Use of a Firearm or Deadly Weapon to Commit a Crime;
4. Armed Robbery or Robbery with a Firearm or Deadly Weapon;
5. Robbery without a Weapon (strong arm robbery);
6. Homicide or Murder (with intent to kill);
7. Manslaughter, Voluntary or Involuntary Homicide, or Murder in Second or Third Degree;
8. Kidnapping or Abduction;
9. Sex Offenses, Involving Use of Force;
10. Sex Offenses, not Involving Force (Felony);
11. Stalking and Terroristic Threats.

Crime-Against-Property within a seven (7) year period:

12. Arson and Arson Related;
13. Burglary and Breaking and Entering Related Crimes;
14. Theft of Property or Automobiles and Theft by Fraud (Felony);
15. Destruction of Property, Vandalism, or Criminal Trespass to Property (Felony).

Crime-Against-Society within a seven (7) year period;

16. Use or Possession of Controlled Substances (Felony);
17. Distribution or Manufacture of Controlled Substances or Intent to Distribute;
18. Driving Under the Influence or while intoxicated (Felony);
19. Possession of Illegal Weapons or Dangerous Devices;



Multiple Offenses within a ten (10) year period

20. Conviction of two or more of the above offenses within a ten (10) year period.

These criteria do not constitute a guarantee or representation that residents or occupants currently residing in one of our apartment homes have not been convicted of, or subject to, deferred adjudication for a felony, certain misdemeanors, or sex offenses requiring registration under applicable law. Residents or occupants may have resided in one of our apartment homes prior to implementation of this policy, and our ability to verify this information is limited to the information made available to us by the applicant(s) and credit reporting services. Residents or occupants who are convicted of any of the above listed crimes after a Lease Application or signed Lease Agreement, may be subject to forfeiture of Lease Application Fees and/or eviction.

XVI. APPLICATION DENIAL POLICY

All applications are subject to RAM criteria for qualification. If an applicant is rejected for poor credit, the Applicant will be informed of the reason for the rejection and the name, address and telephone number of the screening service RAM utilizes from whom the information was obtained. The Applicant will not be told of the content of the credit report. An Applicant rejected for unsatisfactory credit is encouraged to obtain a copy of his/her credit from the credit reporting agency, correct any erroneous information that may be on the report, and resubmit an application to RAM.

XVII. APARTMENT LEASE AND MOVE-IN REQUIREMENT

If your application has been approved, you are required to pay the applicable security deposit and/or bond, if applicable, and sign a rental/lease agreement in which you will agree to abide by the rules of the rental unit or complex and/or neighborhood within thirty (30) days of approval, unless a different agreement is specifically authorized by RAM in writing. Prior to submitting your application, a complete copy of our rental/lease agreement is available for anyone who would like to view it. If the apartment of your choice is unavailable for any reason for a period exceeding thirty (30) days past your lease start date, you will have the choice of terminating your lease agreement without penalty, take possession of the apartment at a later date, or terminate your lease agreement and be placed on a waiting list.

In addition to other important requirements, please note that your rental/lease agreement will:

1. Require you to report any maintenance problems that occur during your tenancy. Failure to notify management can result in you being held responsible for any damages.
2. Require you to prevent all household members, guests, and visitors from engaging in illegal drug use, manufacturing, and distribution or any other criminal activity on or near the property.
3. Limit your guests to stay for periods longer than seven (7) days without the advance permission of the landlord.
4. Provide that serious and/or repeated minor violations of the lease requirements will result in termination of your rental agreement.
5. Require you to provide Property Damage Liability Insurance naming "RAM Communities, LLC" as a party of interest.



XVIII. PHOTO IDENTIFICATION POLICY

At the time of the application submission (if done in person) or at the time of the move-in (if the application was submitted on-line), all Applicant(s) will need to show valid photo identification which may be copied and retained in the tenant file by RAM. This identification can be state or federally issued and acceptable identification includes a driver's license, passport, and/or a state-issued photo identification card. For Applicant(s) who are not U.S. citizens, a copy of a valid passport and/or work visa with validity dates through the term of the lease and/or the Applicant's current Green Card is required. The request for a photo ID is solely for the purpose of verifying identification.

XIX. APARTMENT AVAILABILITY POLICY

In the event of multiple and equally qualified applications, we will rent the property to the first applicant that meets our criteria. Applicants are subject to the availability of the apartment floor plan requested.

XX. APPLICANT/TENANT/OCCUPANT REQUIREMENTS

All adults (defined as 21 years of age or older) occupying an Apartment must submit an application for rental and, if approved, sign the lease agreement. All occupants of any age must be listed on the rental application. An application must be submitted by a person twenty-one (21) years of age or older, even if living with a parent or guardian, unless that person has been recognized as an emancipated adult by a proper state or federal authority. All persons signing a Lease Agreement must be twenty-one (21) years or older, unless that person has been recognized as an emancipated adult by a proper state or federal authority.

XXI. FALSE INFORMATION

False information provided on a rental application immediately disqualifies an application for approval and, if discovered after occupancy, will be grounds to terminate your apartment lease agreement.

XXII. OCCUPANCY STANDARDS

RAM's general occupancy policy is that there is a "*2 person per bedroom*" limitation on the amount of persons who may occupy an apartment home. This policy generally means as follows: for a one bedroom apartment home - up to two persons; for a two bedroom apartment home - up to four persons; for a three bedroom apartment home - up to six persons. A child or infant who is under the age of twelve (12) months at the time of leasing or renewing an existing lease will not be counted as a person when determining the maximum number of persons who may occupy an apartment. Residents who have exceeded the occupancy restriction during residency are not required to "upgrade" (move to a larger apartment) until the end of their current lease or renewal term. On a case by case basis, RAM will consider certain exceptions to this general occupancy policy if the applicant(s) and/or tenant(s) provide a written request and rationale/factors for such an exception to the occupancy standard. RAM may consider factors such as the number and size of bedrooms, age of the children, configuration of the particular apartment unit, physical limitations (i.e., septic, sewer and other building system capacities) and the overall size of the dwelling unit.

XXIII. GUARANTOR POLICY



Each RAM property will determine whether Guarantors are accepted for applicants who do not meet income requirements. If accepted, Guarantors must meet the following requirements:

1. Guarantors must complete an application;
2. Guarantors must pay an additional APPLICATION fee;
3. Guarantors must qualify showing income of 4 times the monthly rent, or three consecutive savings statements of 2 times the annual rent;
4. Guarantors must sign the guarantor addendum prior to move in;
5. Guarantors must reside in the United States;
6. Guarantors must submit an acceptable photo ID.

XXIV. AUTOMATIC DENIAL OF APPLICATION

An Applicant will be denied if any of the following is determined: (a) False Social Security Number (SSN); (b) Housing Debt; (c) Unpaid Eviction; (d) Bankruptcy (Past 24 months) (e) Foreclosure (Past 24 months); and/or, (f) Failure to Meet Criminal History Criteria.

XXV. APPROVAL OF APPLICATION PERIOD

Approved applications remain in good standing for a period of ninety (90) days from the approval date. If the Lease is not signed and/or the applicant fails to occupy an apartment within the viable time period, the application must be resubmitted for verification and approval and a new application fee(s) must be paid.

XXVI. SEXUAL HARASSMENT POLICY

RAM employees and/or agents are prohibited from "*quid pro quo*" sexual harassment against residents. "*Quid pro quo*" is Latin for "this for that." Quid pro quo sexual harassment involves subjecting a person to an unwelcome request or demand *and* making submission to the request or demand a condition related to the person's housing. *Quid pro quo* sexual harassment can come by e-mail, text messages, social media, taunting or teasing, or threatening statements.

RAM employees and/or agents are prohibited from "*hostile environment*" sexual harassment against residents. Hostile environment sexual harassment involves subjecting a person to unwelcome conduct that is sufficiently severe or pervasive *such that* it interferes with or deprives the person of the right to use and enjoy the housing.

Sexual harassment does not have to be motivated by sexual desire in order to violate RAM policy. For example, sexual harassment can be motivated by hostility towards a particular sex, even if the harasser is the same sex.

Residents may report a complaint of alleged harassment to the RAM property manager, or, if the harassment allegedly involves the property manager, then to RAM corporate management. Any complaint of harassment will be promptly investigated by RAM for proper resolution.

XXVII. PERSONS WITH LIMITED ENGLISH PROFICIENCY ("LEP") POLICY



It is the policy of RAM not to discriminate against those persons who have Limited English Proficiency (LEP) and to take reasonable steps, upon request, to ensure that persons with LEP have meaningful access to our housing. Accordingly, any Applicant/Resident shall be permitted to bring a translator if they cannot fully understand the leasing documents (and/or if they need assistance during the application/rental process). Further, any Applicant/Resident who has limited ability to read, write, speak or understand English shall not be automatically prohibited from the application/rental process. Moreover, RAM does not favor one particular language over that of a different language and all reasonable efforts shall be made to communicate with those persons with Limited English Proficiency no matter what language such persons may otherwise use or speak. Resident/Applicants are encouraged to request from RAM any reasonable accommodation which they believe may help facilitate communication and/or understanding.

I / We have read and agree to the above criteria from which my / our application(s) will be approved and specifically authorize and acknowledge that a Credit Check and Criminal Background Check will be performed.

Primary Applicant:	_____	Date:	_____
Occupant 1:	_____	Date:	_____
Occupant 2:	_____	Date:	_____
Occupant 3:	_____	Date:	_____
Occupant 4:	_____	Date:	_____
Occupant 5:	_____	Date:	_____
Guarantor 1:	_____	Date:	_____
Guarantor 2:	_____	Date:	_____
Guarantor 3:	_____	Date:	_____
Manager:	_____	Date:	_____



RULES AND REGULATIONS

RAM Partners, LLC ("Management") has established the following Rules and Regulations.

1. **Rental Payment:** Rent is due on the first day of each month. An afterhours drop box may available at the leasing office. Rent received after office hours on the ____ must include the late fee specified in the Lease Agreement. Payments that do not include the late fee as required will not be accepted. All late payment checks, and charges must be paid by cashier's check, certified check, or money order. Personal checks will no longer be accepted once ____ NSF check is tendered during the term of the lease agreement, and all monies due must then be paid by cashier's check, certified check, or money order. Please mail or deliver your rental payment to the leasing office. If rent payment is mailed, it must be received during office hours **before** the ____ of the month.
2. **Renter's Insurance:** _____ that each resident maintains a current valid renters insurance policy for the protection of their personal property and belongings located inside the apartment. All Renters Insurance Policies must name _____ as an **Interested Party** and include a minimum of \$100,000 Limited Liability per policy. If you are required to have renter's insurance and if you do not maintain renter's insurance throughout your entire residency, a Forced Placement Policy will be applied to the apartment for \$100,000 Limited Liability. A Placement Charge may be applied to your account monthly. This Force Placement Policy only covers the apartment's physical structure and does not cover the resident's contents or valuables.
3. **Maintenance Requests:** Maintenance request should be made by phone or in writing to the leasing office. Maintenance hours are weekdays from _____. In case of an afterhours emergency, call the office and you will be forwarded to our emergency operator. Emergencies include fire, flood, electrical shortage and sewer back-ups. Maintenance requests cannot be fulfilled if pets are left unattended and/or unsecured. It is not policy to make appointments for maintenance work.
4. **Locks:** Residents are prohibited from adding, changing or in any way altering locks installed on the doors of the Apartment. Locks may only be changed, added or altered by maintenance staff employed by Management or by vendor approved by Management.
5. **Entrances, Hallways, Walks and Lawns:** Entrances, hallways, walks, lawns and other public areas should not be obstructed or used for any purpose other than entering and exiting.
6. **Personal Property:** Due to legal limitations, it is not possible for Management to insure your personal property. It is necessary for resident(s) to obtain renter's insurance at resident(s) expense from an insurance agent of resident(s) choice to cover any possible loss to personal property.
7. **Delivery of Packages or Furniture:** Management's employees may receive reasonably sized packages for all residents with a signed Package Release Form Addendum. If resident(s) is expecting delivery of furniture, appliances or repairs to these items, resident(s) may leave a key at the office for the delivery, but a signed release of responsibility for theft or damages must be left with Management. Management will be unable to accompany any delivery to the Apartment.
8. **Speed Limit:** The maximum speed limit throughout the community is ____ m.p.h. Please drive carefully and watch out for children.
9. **Parking Facilities:** Resident(s) agrees to abide by all parking regulations established by Management. No motorcycles, commercial trucks, vans, campers, recreational vehicles, boats, trailers, mobile homes, buses or mechanized equipment may be allowed on the property without Management's prior approval. If Management has designated areas or spaces for resident(s) to park boats, trailers, campers or other vehicles, resident(s) agrees to park these items only in those spaces so designated. Non-operable, abandoned or unauthorized vehicles may be removed by Management at the expense of the resident(s) or other person owning same, for storage or public or private sale, at Management's option, and the resident(s) or person owning same shall have



non-right of recourse against Management, therefore. The definition of non-operable, abandoned or unauthorized vehicles shall be liberally construed in favor of Management. In addition, but not limited to, their generally accepted definitions, "unauthorized" and "non-operable" shall also mean vehicles which:

- A. Are noxious, offensive, unsightly, unpleasant, or unkempt such as could reasonably affect the appearance or rental marketability of the property or the parking lot, including but not limited to oil or gas leaks, seepage or spills and motorcycle kickstands which sink into pavement;
 - B. Are not registered with Management as required;
 - C. Are not properly parked between parallel lines or other lines marking spaces for parking;
 - D. Are blocking access to any prohibited areas, designated "no parking" areas, fire lanes, fire hydrants, ingress and egress travel lanes, entrances, exits, compactors or maintenance and/or service areas;
 - E. Are left on blocks or jack stands;
 - F. Appear to be in a state of disrepair;
 - G. Appear to be incapable of self-propelled movement;
 - H. Do not have a proper license tag, current license decal validation sticker, current state emissions inspection sticker or minimum applicable motor vehicle insurance;
 - I. Cars 10 years old or older may not be allowed.
10. Pest Control: If resident(s) experiences a problem with pests, notify the leasing office and the exterminator will pay special attention on his next visit. Resident(s) is expected to assist with pest control by maintaining a high standard of good housekeeping. If resident(s) has a pet and it becomes necessary to spray for fleas, resident(s) must pay an additional charge.
11. Grounds Upkeep: _____ maintains a high degree of grounds maintenance. Management requests that residents help in maintaining our high standards. Littering is always prohibited.
12. Compactor or Dumpster: There is a compactor or dumpster(s) conveniently located at _____ for trash collection. Please insure trash is placed in plastic bags and securely tied before placing it in the compactor or dumpster; not beside it. Boxes must be broken down before placement in compactor/dumpster.
13. Guests: Resident(s) is responsible and liable for the conduct of family, invitees, licensees and guests. Acts of these persons in violation of the Lease Agreement, or one of these or future Rules and Regulations, may be deemed by Management to be a breach by resident(s), which may result in termination of the Lease Agreement.
14. Pool: Pool Regulations are posted at pool area. An adult must accompany children under the age of 21 years. Resident(s) and guests must abide by all posted regulations.
15. Plumbing: A charge will be made for unclogging plumbing equipment, in cases where malfunctions are caused by the introduction of improper objects therein, such as toys, cloth objects, grease and other foreign matter. The cost of repair or replacement of other equipment or furnishings of the owner will be borne by resident(s).
16. Lockouts: _____ DOES NOT offer a lockout service. If locksmith services are necessary after hours, resident(s) will be responsible for all charges.
17. Window Treatments: Window treatments must have white linings or a white shade _____ provides blinds. Bed linens, towels, tin foil, flags, reflector film, etc. are not acceptable as window treatments. Resident(s) is expected to comply within ten (10) days of move-in.
18. Telephone Hook-Ups: Telephones may only be placed at previously wired locations provided by the telephone company. Additional drilling, cutting, or boring for wires is not permitted without written permission from Management.
19. Water Items: Waterbeds and aquariums are only permitted with management's written approval. Management requires proof and verification of renter's insurance specifically outlining coverage for these items. This proof of renter's insurance coverage will be required prior to signing your lease agreement.



20. Storage: No goods or materials of any kind or description that are combustible or would increase fire risk shall be placed in storage or garage areas. Items stored in storage units and/or garages shall be resident(s) risk and Management shall not be responsible for any loss or damages. Heating/air conditioning and/or water heater closets are not to be used for storage and/or garaging purposes.
21. Communication Equipment: Communication equipment shall not be placed or erected on the roof or exterior of any building. "Equipment" is defined as any device for transmission or reception of signals including but not limited to satellite dishes of any kind, radio antennae, television antennae, CB antennae, short wave antennae, and HAM radio antennae.
22. Disturbing Noises: _____ offers courtesy hours from _____. Resident(s) family, invitees, licensees and guests shall have due regard for the comfort and enjoyment of all other residents at _____. Televisions, stereo units, radios and musical instruments are not to be played at such a volume or time that will annoy persons in other apartments.
23. Signs: Resident(s) should not display any signs, exterior lights or markings on the Apartment, nor should resident(s) attach and awning or other projections to the outside of the building of which the Apartment is a part.
24. Patios: All balconies or patios must be kept clean and clear of storage items. Hanging of clothes, garments or rugs over railing of balconies or patios will not be permitted. Patios or balconies should not be used for anything except patio furniture, flower boxes and plants; they are not to be used for storage under any circumstances. For safety, please do not place plants on balcony railings.
25. Pets: No pets allowed except with the permission of Management and the execution of a Pet, Service, or Assistive Animal Addendum. An additional fee will be required, of which all or a portion of is non-refundable. Pets are always to be kept leashed and under pet owner's control when not inside resident(s) place of residence. Pets vaccinations must be current. _____ has a "NO AGGRESSIVE BREEDS" policy. Dog breeds, and any mixes thereof, prohibited are Rottweiler, Doberman, German Shepherd, Chow, Pit Bull (including the American Staffordshire Terrier, Staffordshire bull terrier and American Pit Bull terrier) and any other breed as designated by Management. Resident(s) are expected to comply with any other pet policies at the community. Resident(s) shall be held responsible for any damage caused by resident(s) pets.
26. Laundry Room: If a laundry facility is located at community, resident(s) shall abide by any posted regulations including, when applicable, posted hours of use. If resident(s) encounters any non-functioning equipment, please notify Management.
27. Alterations: No apartment alterations are allowed without Management's prior written approval.
28. Grills: The use and/or storage of gas or charcoal grills is always prohibited. The only exception is the use of community provided grills in amenity areas.
29. Amenity Rules and Regulations:
- A. Amenity areas are for the use of residents only. Each apartment is allowed no more than two guests in amenity areas at one time. Visitors must be accompanied by resident(s) during amenity use.
 - B. Profanity, horseplay, scuffling or harassment of others will not be tolerated.
 - C. Only unbreakable containers are allowed in the amenity areas. Glass containers are always prohibited in amenity areas.
 - D. No grills are allowed in the pool area.
 - E. For the protection of all residents, use of the pool is prohibited to anyone with a contagious disease, sore or inflamed eyes, a cold, nasal or ear discharge, open sore, or bandages of any kind.
 - F. Bathing suits must be worn while in the pool. "Cut-offs" are not permitted.
 - G. Littering of the amenity areas is not permitted.
 - H. Pets are not permitted in or around amenity areas.
 - I. Children must always be accompanied by an adult resident in the clubhouse or pool areas. Children are not permitted in the fitness center at any time. Please refer to the posted age restrictions at all amenity areas.



- J. The tennis courts are to be used for tennis play only. Rollerblading, skating, skateboarding, horseplay, etc. is not permitted.
 - K. No swimming or boating is allowed in community ponds at any time. Children must always be accompanied by an adult resident while near the pond areas.
 - L. Resident agrees to abide by all other rules and regulations as posted.
 - M. No bicycles, bicycle riding or rollerblading is allowed on sidewalks or landscaped areas.
30. **Conduct:** Resident(s) acknowledges that all notices required to be given shall be given in writing. Resident(s) agrees to handle his/her communications and conduct with Management, including, but not limited to, leasing agents, on-site staff, maintenance personnel, or independent contractors and vendors hired by Management and with all other residents, occupants, guests or invitees in a lawful, courteous and reasonable manner.

Resident(s) shall not engage in any abusive behavior, either verbal or physical, or any form of intimidation or aggression, directed at Management, its agents, its employees or vendors or directed at any other residents, occupants, guests, invitees or any other person on the property. If requested by Management, resident(s) agrees to promptly conduct all further business in writing. Any acts of abusive behavior whether verbal or physical by resident(s) or resident's family, guests or invitees shall be grounds for termination of the Lease Agreement.

Resident(s) agrees not to damage the apartment or any other portion of the apartment community, including, but not limited to, the physical facilities, buildings, trees or landscape. Resident(s) shall be liable for all acts - or failure to act - of his family, occupants, guests or invitees that result in damages to the apartment or the apartment community property. Resident(s) shall remain liable to Management for any damages notwithstanding whether the repairs have been made. Further resident's acts - or failures to act - that results in damages to the apartment or apartment community property shall constitute a ground for termination of the Lease Agreement. Any amounts due from resident(s) because of damage exceeding normal wear and tear shall constitute additional rent that is due upon invoicing.

31. **To avoid misunderstandings regarding any SECURITY DEPOSITS that are made at the time you sign your initial Lease Agreement, the following information is provided:**

Release of the Security Deposit is Subject to the Following Provisions:

- 1. Full term of lease has expired, and all persons have vacated the Apartment.
- 2. A written notice of intent to vacate effective the end of the calendar month must be given by the 1st of the calendar month ____days prior to vacating.
- 3. No damage to property beyond normal wear and tear.
- 4. Entire Apartment including range, refrigerator, bathroom(s), closets and cupboards are clean (not all inclusive).
- 5. No unpaid legal charges, delinquent rents, late fees, or balances.
- 6. ALL keys must be returned.
- 7. All debris, rubbish, and discards placed in proper rubbish containers.
- 8. Forwarding address left with Management.
- 9. "Move-in" form must have been completed when resident(s) moved in and been signed by the Property Manager and resident(s). This form must also be completed and signed by both parties upon move out.

Frequent Questions and Answers about Security Deposits:

- Q. What charges are made if the prerequisite conditions are not complied with?*
- A. The costs of labor and materials for cleaning and repairs will be deducted from the Security Deposit. Also, any delinquent payments including late charges will be deducted from the Security Deposit.
- Q. How is the Security Deposit returned?*
- A. By a check mailed to your forwarding address. The check is jointly payable and addressed to all persons who sign the Lease Agreement.
- Q. Can the Security Deposit be applied to any rent still outstanding?*
- A. No. All rents must be paid separate and apart from the Security Deposit.



32. **Smoke Free Community:** Smoking _____ allowed anywhere in the apartment, balcony, breezeways, or areas 'in proximity' of the apartment or apartment building. Smoking will be allowed in designated areas only. If no areas are designated, smoking will not be allowed anywhere on the property. All applicants, residents, occupants, vendors, employees, and guests are all bound by this smoke free policy. You will be responsible of informing your guests of this smoke free policy. You will also be responsible for notifying Management if observe this policy being violated. You understand that Management shall make best efforts to maintain the premises smoke free but does not warrant or promise that the premises or apartment will be free from second hand smoke. Applicants with respiratory ailments, allergies, or any other physical or mental condition relating to smoke are put on notice that Management does not assume any higher duty to enforce this policy over any of Management's other obligations under the lease terms.
33. **Special Provisions.** The following special provisions control over conflicting provisions of this printed form:

I/We hereby acknowledge that I/we have read the foregoing Rules and Regulations and hereby agree to abide by said Rules and Regulations.

Primary Applicant:	_____	Date:	_____
Occupant 1:	_____	Date:	_____
Occupant 2:	_____	Date:	_____
Occupant 3:	_____	Date:	_____
Occupant 4:	_____	Date:	_____
Occupant 5:	_____	Date:	_____
Guarantor 1:	_____	Date:	_____
Guarantor 2:	_____	Date:	_____
Guarantor 3:	_____	Date:	_____
Manager:	_____	Date:	_____





PET QUESTIONNAIRE

Accurate Information: You declare that any and all of the below answers and statements listed on this Pet Questionnaire and any supplemental information is true and correct. If you fail to fully and completely answer any question or give false information, we may reject the application and retain all application fees as liquidated damages for our time and expense. We may terminate the lease if we later find out that you falsified or provided incomplete information on this Pet Questionnaire. Giving false information is a serious criminal offense.

1. Do you own a pet? **Yes or No**
(**If yes, then please proceed)
2. What type of pet do you own? _____
3. Please provide a description of the pet that will be residing in the apartment with you (for example, size, weight, breed, color and any other description)
Size: _____
Weight: _____
Breed: _____
Color: _____
Other: _____
4. Do you have any pets currently residing with you at your current residence? **Yes or No**
5. Please provide a description of the pet currently residing with you? (If same as Number 3, please indicate) _____
6. How long have you owned your pet? _____
7. Has your pet ever lunged at any person? If so, please explain. **Yes or No**

8. Has your pet ever bitten a person or animal? If so, please explain. **Yes or No**

9. Has your pet had the recommended vaccinations **Yes or No**

and are the vaccinations up to date?

10. Does your pet have an ID tag or
has your pet been microchipped? **Yes or No**

11. Has your pet ever shown aggressive behavior?
If so, please explain. **Yes or No**

12. Has your pet ever been quarantined by any
governmental agency such as animal control? **Yes or No**

If yes, please explain. _____

13. Have you ever been sued or threatened with a
lawsuit as a result of any act or act(s) involving
your pet? **Yes or No**

If yes, please explain. _____

14. If you own a dog, do you agree to walk your
dog on a leash at all times while
residing in the apartment community? **Yes or No**

By signing this Questionnaire Applicant/Resident agrees that all information provided is true and correct. The rental contract is subject to termination, and all associated penalties and liabilities, in the event incomplete or falsified information is provided.

Applicant/Resident:

Name: _____

Signature: _____

Date: _____

*Note: If your animal is a registered Service Assistance Animal, a separate **Request for Reasonable Accommodation or Modification** will be required.*