



APPLICATION FOR RESIDENCY

APPLICANT'S FIRST NAME MIDDLE NAME LAST NAME D.O.B. SS#

MARITAL STATUS DRIVER'S LICENSE NUMBER STATE SEX M/F

APPLICANT'S CELL # HOME # WORK # EMAIL ADDRESS

HOW DID YOU HEAR ABOUT US

OTHER OCCUPANTS (UNDER 18 YEARS OF AGE)

NAME AGE D.O.B. NAME AGE D.O.B. NAME AGE D.O.B.

RESIDENT HISTORY

PRESENT ADDRESS CITY STATE ZIP

MONTHLY PAYMENT REASON FOR MOVING

DATES FROM-TO PRESENT LANDLORD APT COMMUNITY NAME APT COMMUNITY PHONE #

PREVIOUS ADDRESS (IF LESS THAN 2 YEARS) CITY STATE ZIP

MONTHLY PAYMENT REASON FOR MOVING

DATES FROM-TO PRESENT LANDLORD APT COMMUNITY NAME APT COMMUNITY PHONE #

EMPLOYMENT

APPLICANT'S PRESENT EMPLOYER POSITION ADDRESS

SALARY \$ PER SUPERVISOR PHONE # DATE OF HIRE

APPLICANT'S PREVIOUS EMPLOYER (IF LESS THAN 6 MONTHS) POSITION

SALARY \$ PER SUPERVISOR PHONE # DATE OF HIRE

OTHER INCOME

PART-TIME JOB, CHILD SUPPORT, PARENTAL SUPPORT, STOCKS, SAVINGS, TRUST, INVESTMENTS, ETC. (YOU MUST FURNISH US WITH A STATEMENT OF THIS INCOME.)

SOURCE ADDITIONAL INCOME \$ PER

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PETS (WEIGHT & BREED RESTRICTIONS MAY APPLY)

WILL YOU BE BRINGING ANY PETS? HOW MANY?

TYPE BREED SIZE LBS. COLOR AGE NAME

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VEHICLES

TYPE MAKE YEAR MODEL COLOR TAG # STATE

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EMERGENCY CONTACTS (PERSON NOT LIVING WITH YOU)

IN THE EVENT OF SERIOUS ILLNESS, DEATH OR OTHER CIRCUMSTANCES THAT WOULD MAKE YOU UNAVAILABLE, THE EMERGENCY CONTACT CAN REMOVE YOUR PROPERTY FROM YOUR UNIT OR COMMON AREA.

Yes No

NAME RELATION

CELL # HOME # WORK #

NAME RELATION

CELL # HOME # WORK #

MANDATORY SCREENING QUESTIONS

You must answer each of these questions. If you answer "Yes" to any of them, you must provide additional details.

- 1. Have you or anyone who will be living in the apartment ever been evicted or a defendant in an eviction action?
2. Have you or anyone who will be living in the apartment ever been asked to move out prior to the lease expiration, or moved from a dwelling before the lease expiration without the owner's prior consent or knowledge?
3. Is any apartment community or previous landlord attempting to collect money from you or anyone who will be living in the apartment?

4. Has a Bankruptcy ever been filed or discharged by you or anyone who will be living in the apartment?  
 Yes  No
5. Have you or anyone who will be living in the apartment ever been convicted, charged, arrested, indicted, plead guilty or no contest or received deferred adjudication or probation to felonies or misdemeanors related to Crimes against a Person, Drug offenses, Theft by Check, Worthless Check, Sexual offenses, Prostitution offenses, Weapons offense or Cruelty to Animals?  
 Yes  No

Please provide additional details explaining any questions to which you answered "Yes":

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**APPLICATION AND SECURITY DEPOSIT**

Applicant has submitted the sum of \$ \_\_\_\_\_, which is a nonrefundable payment for a credit check and processing of application, receipt of which is acknowledged by management, such sum is not a rental payment or payment of the lease fee. In the event this application is disapproved or the applicant cancels, this sum will be retained by management to cover the cost of processing application as furnished by the applicant. This application must be signed before it can be processed by the management company. Any false information will constitute grounds for rejection of application and lease will be nullified.

SECURITY DEPOSIT: Resident agrees to deposit \$ \_\_\_\_\_ with management before taking possession of the apartment as security for resident's fulfillment of the conditions of this agreement. Deposit will be returned to resident within thirty (30) days after apartment is vacated if:

1. Lease term has been fulfilled.
2. All monies due management by resident have been paid, and
3. Apartment is not damaged and is left in its original condition, normal wear and tear expected.
4. Satisfied a written notice as required by lease agreement.

Deposit may be applied by management to satisfy all or part of resident's obligations and such act shall not prevent management from claiming damages in excess of the deposit. Resident agrees not to apply the deposit to any rent payment. Resident and management shall execute a Move-in/Move-Out Agreement. SECURITY DEPOSIT: IT WILL BE REFUNDED IN THE EVENT OF CANCELLATION OF APPLICATION DURING THE FIRST THREE (3) DAYS FROM THE DATE OF THE APPLICATION. IT IS NOT REFUNDABLE THEREAFTER. Applicant acknowledges at the time the keys are received and the rental agreement is signed, the following dollar amounts are due:

First Month's Rent \$ \_\_\_\_\_  
 Prorated Rent \$ \_\_\_\_\_  
 Other \$ \_\_\_\_\_  
 TOTAL Amount Due \$ \_\_\_\_\_

**RESERVATION FEE AGREEMENT**

Manager acknowledges receipt of \$ \_\_\_\_\_ dollars nonrefundable.

Reservation Fee: It will be refunded in the event of the cancellation by applicant during the first three (3) days from the date of the application for occupancy. It is not refundable thereafter. Please note the fee is not refundable if any item on application is determined to be false and/or misleading.

Applicant acknowledges the reservation fee does not release the resident from liability from damages to the apartment above normal wear and tear. Applicant has the right to inspect the apartment prior to occupancy; discrepancies are to be noted on the Move-in Checklist provided at that time. Unit is to be inspected by Resident and Community Manager (or appointee) before and after occupancy. Applicant is responsible for any damages upon move-out, above normal wear and tear, not listed on Move-in Checklist. The rental payment will commence on move-in date \_\_\_\_\_ whether applicant has moved in or not. Should apartment not be available for anticipated move-in date and a rescheduled date is not acceptable, the applicant's reservation and application fee will be refunded.

**CONSENT TO CREDIT AND CRIMINAL BACKGROUND**

Management uses an empirically derived, statistically sound, credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Your consumer credit report contains information about your bill payment history, the number and type of accounts that you have late payments, collection actions, outstanding debt, and the age of your accounts. Using a statistical program, we compare this information to the credit performance of other applicants with similar profiles which allows us to predict how likely it is that you will pay your rent in a timely manner and fulfill your other lease obligations.

Based upon your credit score, your application will be accepted, rejected or accepted on the condition that an additional security deposit and/or risk fee is paid. Final approval is contingent upon the completion of the "Pegasus Residential" full application AND proof of monthly income. If we are unable to verify your income, or your income is contrary to your income stated on your application, our acceptance of your application will be withdrawn.

If your application is rejected or is accepted with conditions, you will be given the name, address, and telephone number of the consumer reporting agencies that provided your consumer information to us. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of their credit report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration.

I hereby consent to allow "Pegasus Residential" and/or its affiliates through their respective designated agent and its employees, to obtain and verify my credit information, conduct a landlord tenant court records search, conduct a multi-state sex offender registry search, and to obtain and verify my criminal background history, for the purpose of determining whether or not to lease to me an apartment. I understand that should I lease an apartment, "Pegasus Residential" and/or its affiliates and their respective agents shall have a continuing right to review my criminal background history, credit information, rental application, payment history and occupancy history for account review purposes and for improving application methods.

**REQUIRED SIGNATURES**

*I certify that the above information is true to the best of my knowledge and completely authorize its verification.*

\_\_\_\_\_  
**APPLICANT SIGNATURE**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**AGENT FOR MANAGEMENT**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**COMMUNITY MANAGER**

\_\_\_\_\_  
**DATE**

Date	Leased By
Rent	Concession
Move-in Date	Term
Apt #	Apt Type